

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

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

August 18, 2015

Council District: # 12

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

JOB ADDRESS: **18701 WEST FRANKFORT STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2785-021-019**

On June 1, 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: **18701 West Frankfort Street, 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.

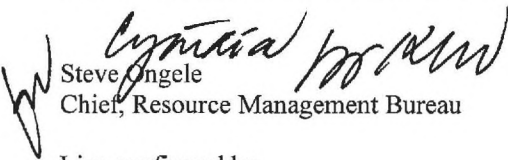
Pursuant to Section 98.0421, the property owner was issued an order on June 1, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	30.24
Late Charge/Collection fee (250%)	504.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 932.40</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 **\$932.40** 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 **\$932.40** 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

# EXHIBIT A



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

## Property Title Report

Work Order No. T12177  
Dated as of: 07/23/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #:

Property Address: 18701 W FRANKFORT ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Janet Tanzman, a single Woman

Grantor : Mirek Voyt, a single man and Arya Sanankone, a single man as joint tenants

Deed Date : 3/22/2002

Recorded : 6/7/2008

Instr No. : 02-1306559

Type of Document: Grant Deed

Grantee : Lidia Gonzalez an unmarried woman as 25% interest as a tenant in common

Grantor : Janet Tanzman,

Deed Date : 3/22/2002

Recorded : 08/18/2011

Instr No. : 20111125412

MAILING ADDRESS: Janet Tanzman and Lidia Gonzalez  
18701 Frankfort Street, Northridge, CA 91324.

### SCHEDULE B

### LEGAL DESCRIPTION

The following described property:

Lot(s) 21 of Tract No. 22150, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 610, Page(s) 95 to 97 inclusive of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 2785-021-019

**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. T12177

**SCHEDULE B (Continued)**

**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 :** \$480,000.00

**Dated :** 3/22/2007

**Trustor :** Janet Tanzman

**Trustee :** Premier Trust Deed Services, Inc.

**Beneficiary :** Option One Mortgage Corporation, a California Corporation

**Recorded :** 3/30/2007

**Instr No. :** 20070750927

**Maturity Date is:** 4/1/2037

**MAILING ADDRESS:** Premier Trust Deed Services, Inc., None Shown.

**MAILING ADDRESS:** Option One Mortgage Corporation, a California Corporation,  
3 Ada, Irvine, CA 92618.

Assignment of the above referenced security instrument is as follows:

**Assignee :** Wells Fargo Bank, N.A., as Trustee for the Certificateholders of Soundview Home Loan Trust 2007-OPT1, asset-backed certificates, Series 2007-OPT1

**Recorded :** 8/11/2008

**Instr No. :** 20081437839

**MAILING ADDRESS:** Wells Fargo Bank, N.A., 9062 Old Annapolis Road, Columbia, MD 21045-1951.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

**Trustee :** AHMSI Default Services, Inc.

**Recorded :** 10/8/2008

**Instr No. :** 20081800336

**MAILING ADDRESS:** AHMSI Default Services, Inc., 6501 Irvine Center Drive, Irvine, CA 92618.

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

**Trustee :** Power Default Services, Inc.

**Recorded :** 1/11/2011

**Instr No. :** 20110055003

**MAILING ADDRESS:** Power Default Services, Inc., 135 Main St. Ste. 1900, San Francisco, CA 94105.

**Type of Document:** The effect of a Grant Deed from Janet Tanzaman to Lidia Gonzalez recorded 8/19/2011 as

**Instrument No.** 20111125412

**Type of Document** An abstract of judgment for the amount shown below and other amounts due:

**Debtor :** Lidia Gonzalez

**Creditor :** Janet Tanzman

**Date Entered :**

**County :** Los Angeles

**Court :** Superior Court

**Case No. :** PC051693

**Recorded :** 10/19/2011

**Instr No. :** 20111414970

**Mailing Address:** Lidia Gonzalez, 18701 W Frankfort St, Northridge, CA 91324

**Mailing Address:** Janet Tanzam, Terence M. Sternberg, Esq.,  
21600 Oxnard Street, Suite 2070 Woodland Hills, California 91367-7826

2

RECORDING REQUESTED BY:  
EQUITY TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Janet Tanzman  
~~LEX B. LEE~~  
18701 Frankfort Street  
Northridge, CA 91324

02 1306559

Order No.: LA0270785  
Escrow No.: NR-04134-MG  
A.P.N.: 2785-021-019

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

**GRANT DEED**

THE UNDERSIGNED GRANTOR(S) DECLARE(S) (80)  
DOCUMENTARY TRANSFER TAX IS \$ 327.80 CITY TRANSFER TAX IS \$ 1,344.<sup>00</sup> (44)  
[ X ] computed on full value of property conveyed, or  
[ ] computed on full value less value of liens or encumbrances remaining at time of sale.  
[ ] unincorporated area [ X ] City of Los Angeles AND

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
**Mirek Voyt, a Singel Man and Arya Sananikone, a Single Man, as Joint Tenants**  
hereby GRANT(S) to  
Janet Tanzman, a single woman

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

Lot 21 of Tract No. 22150, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 610 Pages 95 to 97 Inclusive of Maps, in the Office of the County Recorder of said County.

Dated: March 22, 2002

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

] ss.

On March 22, 2002 before me  
Maria T. Henson, Notary Public  
a Notary Public in and for said County and State,  
personally appeared  
Arya Sananikone and  
Mirek Voyt

[Signature]  
Arya Sananikone  
[Signature]  
Mirek Voyt

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.

Signature [Signature]  
Signature of Notary  
Commission Expiration Date: 8/28/04



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Lex B. Lee, 18701 Frankfort Street, Northridge, CA

RECORDING REQUESTED BY

TANZAMAN, JANET

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO

2

Name LIDIA GONZALEZ
Street 18701 Frankfort St.
Address Northridge
City & State CA
Zip 91324



Title Order No.

Escrow No

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ -0- Gift

unincorporated area City of Northridge

Parcel No. 2785-021-019

[ ] computed on full value of interest or property conveyed, or

[ ] computed on full value less value of liens or encumbrances remaining at time of sale, and

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

TANZMAN, JANET

hereby GRANT(S) to

LIDIA GONZALEZ an unmarried woman as 25% interest as a tenant in common.

the following described real property in the

county of Los Angeles, state of California

SEE LEGAL DESCRIPTION WHICH IS ATTACHED AS "EXHIBIT A"

which is incorporated herein by this reference and commonly known as 18701 Frankfort St. Northridge, CA. 91324

Dated 08/18/2011

Handwritten signature of Janet Tanzman

STATE OF CALIFORNIA
COUNTY OF

TANZMAN, JANET

On before me,

(here insert name and title of the officer)

, personally appeared

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

Signature

(This area for official notarial seal)

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

Name

Street Address

City & State

**CALIFORNIA NOTARY ACKNOWLEDGEMENT**

State of California  
County of Los Angeles

On 08/18/2011 before me, Lou Cannon (Notary Public),  
(insert the name and title of the officer)

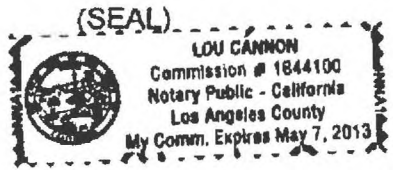
personally appeared TANZMAN, Janet

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.

Signature Lou Cannon



2

549745-20

*Ticon Nlee*

PREPARED BY AND  
WHEN RECORDED MAIL TO  
OPTION ONE MORTGAGE CORPORATION  
P.O. BOX 57096  
IRVINE, CA 92619-7096

03/30/07  
20070750927

ATTN: RECORDS MANAGEMENT

Loan Number 511060211  
Servicing Number: 002297436-4

APN# 2785-021-019 [Space Above This Line For Recording Data]

DEED OF TRUST

*B 27*

THIS DEED OF TRUST ("Security Instrument") is made on March 22, 2007  
The trustor is  
JANET TANZMAN, A SINGLE WOMAN

The trustee is PREMIER TRUST DEED SERVICES, INC. ("Borrower")  
("Trustee")

The beneficiary is  
Option One Mortgage Corporation, a California Corporation  
which is organized and existing under the laws of CALIFORNIA  
and whose address is 3 Ada, Irvine, CA 92618 ("Lender")

Borrower owes Lender the principal sum of  
FOUR HUNDRED EIGHTY THOUSAND DOLLARS NO CENTS  
. . . AND NO/100THS Dollars (U S \$480,000.00 )

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on April 01, 2037  
This Security Instrument secures to Lender (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note, (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security 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:  
2785-021-019

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF, *as exhibit "A"*

*See Riders Attached*

which has the address of 18701 FRANKFORT STREET, LOS ANGELES (NORTHRIDGE AREA)  
California 91324-4523 ("Property Address");  
(Zip Code) (Street, City)

9

Loan Number 511060211 Servicing Number 002297436-4 Date 03/22/07

Borrower further agrees that Lender will not be liable to Borrower for any damages incurred by Borrower that are directly or indirectly caused by any such error

34. Lost Stolen, Destroyed or Mutilated Security Instrument and Other Documents In the event of the loss, theft or destruction of the Note, any other note secured by this Security Instrument, the Security Instrument or any other documents or instruments executed in connection with the Security Instrument, Note or notes (collectively, the "Loan Documents"), upon Borrower's receipt of an indemnification executed in favor of Borrower by Lender, or, in the event of the mutilation of any of the Loan Documents, upon Lender's surrender to Borrower of the mutilated Loan Document, Borrower shall execute and deliver to Lender a Loan Document in form and content identical to, and to serve as a replacement of, the lost, stolen, destroyed, or mutilated Loan Document, and such replacement shall have the same force and effect as the lost, stolen, destroyed, or mutilated Loan Documents, and may be treated for all purposes as the original copy of such Loan Document

35 Assignment of Rents. As additional security hereunder, Borrower hereby assigns to Lender the rents of the Property. Borrower shall have the right to collect and retain the rents of the Property as they become due and payable provided Lender has not exercised its rights to require immediate payment in full of the sums secured by this Security Instrument and Borrower has not abandoned the Property

36. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements 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)]

- Adjustable Rate Rider
- No Prepayment Penalty Option Rider
- Other(s) (specify) Balloon Rider
- Condominium Rider
- Planned Unit Development Rider
- 1-4 Family Rider
- Occupancy Rider

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

*Janet Tanzman*  
JANET TANZMAN

-Borrower -Borrower  
-Borrower -Borrower  
-Borrower -Borrower

[Space Below This Line For Acknowledgment]

State of California, County of *Los Angeles* }SS  
On *March 22, 2007* before me, *Lynne Faith Krueger, Notary Public*  
personally appeared *Janet Tanzman*

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  
(Reserved for official seal)

Signature *Lynne Faith Krueger*

Name (typed or printed)  
My commission expires *Oct. 6 2007*  
CAD10018 (10-07-98)



07 07 50927



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

AHMA	647	0022974364
------	-----	------------



\* A H M A 6 4 7 0 0 2 2 9 7 4 3 6 4 \*

CRef#:08/18/2008-Pre#:#:A031-POF  
Date:08/06/2008-Print Batch ID:1688  
Property Address:  
18701 FRANKFORT STREET  
LOS ANGELES, CA 91324-4523  
CAaost-eR2 0 02/26/2008 2008(c) by DOCX LLC

08/11/08  
  
20081437839

2

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, **American Home Mortgage Servicing, Inc.** as successor-in-interest to **Option One Mortgage Corporation**, whose address is **6501 Irvine Center Drive, Irvine, CA 92618**, does by these presents hereby grant, bargain, sell, assign, transfer, convey, set over and deliver unto **Wells Fargo Bank, N.A.**, as Trustee for the **Certificateholders of Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1**, whose address is **9062 Old Annapolis Road, Columbia, MD 21045-1951**, 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): **JANET TANZMAN, A SINGLE WOMAN**  
Original Beneficiary: **OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION**  
Date of Deed of Trust: **03/22/2007** Loan Amount: **\$480,000.00**  
Recording Date: **03/30/2007** Document #: **20070750927**  
Misc. Comments: **LEGAL DESCRIPTION: LOT(S) 21 OF TRACT NO. 22150, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 610, PAGE(S) 95 TO 97 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.**

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 **08/07/2008**.

**American Home Mortgage Servicing, Inc. as successor-in-interest to Option One Mortgage Corporation**

\_\_\_\_\_  
**LINDA GREER**  
Vice President

State of ~~CA~~ Georgia  
County of ~~Orange~~ Fulton

3

On this date of 08/07/2008, before me, ELLIS SIMMONS, Notary Public, personally appeared LINDA GREEN, 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:



Ellis Simmons  
NOTARY PUBLIC  
Fulton County  
State of Georgia  
My Commission Expires  
April 7, 2012

08 1437839

RECORDING REQUESTED BY

T.D. SERVICE COMPANY

and when recorded mail to  
T.D SERVICE COMPANY  
1820 E. FIRST ST., SUITE 210  
P.O. BOX 11988  
SANTA ANA, CA 92711-1988

10/08/08



20081800336

2

M820279

Space above this line for recorder's use

**SUBSTITUTION OF TRUSTEE**

T.S. No: K365872 CA Unit Code: K Loan No: 0022974364/TANZMAN  
AP #: 2785-021-019  
Property Address: 18701 FRANKFORT STREET, LOS ANGELES (NORTHRIDGE AREA), CA 91324-4523

NOTICE IS HEREBY GIVEN: That the undersigned present beneficiary desires to substitute a new Trustee under the Deed of Trust hereinafter referred to in the place and stead of the present Trustee thereunder, in the manner provided for in said Deed of Trust and does hereby substitute AHMSI DEFAULT SERVICES, INC., 6501 Irvine Center Drive, Irvine, CA 92618

PREMIER TRUST DEED SERVICES, INC. was the original Trustee in the Deed of Trust hereinafter described:

Trustor. JANET TANZMAN

Recorded March 30, 2007 as Instr. No. 20070750927 in Book --- Page --- of Official Records in the office of the Recorder of LOS ANGELES County; CALIFORNIA

Dated 07/11/08

WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF SOUNDVIEW HOME LAON TRUST 2007-OPT1, ASSET-BACKED CERTIFICATES, SERIES 2007-OPT1 BY AMERICAN HOME MORTGAGE SERVICING, INC. SUCCESSOR IN INTEREST TO OPTION ONE MORTGAGE CORPORATION AS ATTORNEY IN FACT

BY

Becky North

BY

Laura Hescott

Assistant Secretary

08 1800336

3

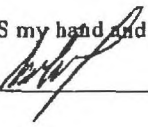
STATE OF MN )  
COUNTY OF Dakota )SS

On 7/28/08 before me, Mark Bischof, a Notary Public, personally appeared Becky North & Laura Hecott, 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.

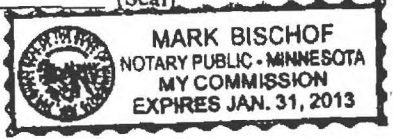
I certify under penalty of perjury under the Laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)



08 1800336

4

**AFFIDAVIT**

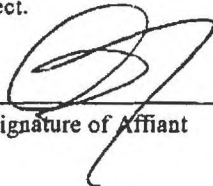
T.S. No: K365872 CA Unit Code: K Loan No: 0022974364/TANZMAN

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )ss.

On 10/07/08, I mailed a copy of the attached Substitution of Trustee to the Trustee of record under the Deed of Trust described in said Substitution; and

A copy of the attached Substitution has been mailed, prior to the recording thereof, in the manner provided in Section 2924b of the Civil Code of the State of California, to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I declare under penalty of perjury that the foregoing is true and correct.

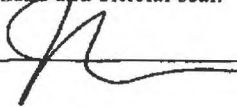
  
\_\_\_\_\_  
Signature of Affiant

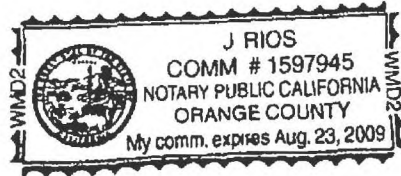
STATE OF California )  
COUNTY OF Orange )SS

On 10/07/08 before me, J RIOS, a Notary Public, personally appeared CHRIS C TULIO, 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.

Signature  (Seal)



08 1800336

RECORDING REQUESTED BY  
Recording Requested By  
ServiceLink

AND WHEN RECORDED MAIL TO  
Fidelity National Title Company  
135 Main St. Ste. 1900  
San Francisco, CA 94105



2

Trustee Sale No. 10-07033-3 CA

Space above this line for recorder's use only  
Loan No. 0022974364

606047

**SUBSTITUTION OF TRUSTEE**  
**see attached Affidavit**

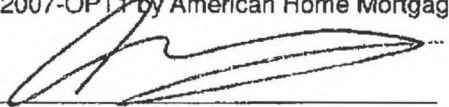
**WHEREAS**, JANET TANZMAN, A SINGLE WOMAN, was the original Trustor, PREMIER TRUST DEED SERVICES, INC., was the original Trustee, and OPTION ONE MORTGAGE CORPORATION, A CALIFORNIA CORPORATION, was the original Beneficiary under that certain Deed of Trust dated March, 22, 2007 and Recorded on March 30, 2007, as Instrument No. 20070750927 of Official Records in the Office of the Recorder of Los Angeles County, California.

**WHEREAS**, the undersigned, the current beneficiary, desires to substitute a new Trustee under said Deed of Trust in place of and instead of said original Trustee, or Successor Trustee, thereunder in the manner in said Deed of Trust provided,

**THEREFORE**, the undersigned hereby substitutes Power Default Services, Inc. whose address is C/O Fidelity National Title Company 135 Main St. Ste. 1900, San Francisco, CA 94105, as Trustee under said Deed of Trust.

DATE: 12/6/10

By: Wells Fargo Bank, N.A., as Trustee for Soundview Home Loan Trust 2007-OPT1, Asset-Backed Certificates, Series 2007-OPT1 by American Home Mortgage Servicing Inc., as Attorney in Fact

By:   
Andrew Fuerstenberger  
Vice President

STATE OF Florida  
COUNTY OF Duval

On 12/6/10, before me, Brenda L. Frazier, a Notary Public, personally appeared Andrew Fuerstenberger, 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Brenda L. Frazier

(Seal)

NOTARY PUBLIC-STATE OF FLORIDA  
Brenda L. Frazier  
Commission # DD885641  
Expires: APR. 30, 2013  
BONDED THRU ATLANTIC BONDING CO, INC.

# Fidelity National Title Company

3

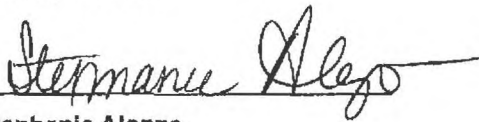
## AFFIDAVIT OF MAILING

T.S No. 10-07033-3

I declare that I am over the age of 18 years, and that my business address is 135 Main St. Ste. 1900, San Francisco, CA 94105.

A copy of the attached Substitution of Trustee was mailed to all those persons required by California Civil Code Section 2924b and in the manner required by Section 2934a[b].

Date: January 10, 2011

Signed:   
Stephanie Alonzo

3-5 3  
FILED  
LOS ANGELES SUPERIOR COURT

1 LAW OFFICES OF TERENCE M. STERNBERG  
Terence M. Sternberg, Esq. (State Bar No. 91140)  
2 21600 Oxnard Street, Suite 2070  
Woodland Hills, California 91367-7826

OCT 11 2011

JOHN A. CLARKE  
EXECUTIVE CLERK

3 T: 818.710.7888  
4 F: 818.593.6192

BY \_\_\_\_\_, DEPUTY

5 Attorney for Plaintiff  
6  
7

8 SUPERIOR COURT OF THE STATE OF CALIFORNIA  
9 FOR THE COUNTY OF LOS ANGELES  
10

11 JANET TANZMAN, an individual,  
12 Plaintiff,

CASE NO. PC051693

Hon. Randy Rhodes  
Dept. F50

13 vs.

NOTICE OF PENDING ACTION  
AND  
DECLARATION RE UNKNOWN  
ADDRESS UNDER C.C.P. § 405.22

14 LIDIA GONZALEZ, an individual; and  
15 ALL PERSONS UNKNOWN CLAIMING  
ANY LEGAL OR EQUITABLE RIGHT,  
16 TITLE, ESTATE, LIEN OR INTEREST IN  
THE REAL PROPERTY DESCRIBED IN  
17 THIS COMPLAINT ADVERSE TO  
PLAINTIFF'S TITLE, OR ANY CLOUD  
18 THEREON, NAMED AS DOES 1 through  
25, inclusive,

19 Defendants.  
20  
21

22 NOTICE IS HEREBY GIVEN that the above-entitled action (the "Action")  
23 concerning and affecting real property described below (the "Subject Property") was  
24 commenced on October 7, 2011 in the above-named court by plaintiff Janet Tanzman  
25 ("Plaintiff) and remains pending as of the date hereof.

26  
27 The Action names as defendants Lidia Gonzalez, an Individual; and All Persons  
28 Unknown Claiming Any Legal or Equitable Right, Title, Estate, Lien or Interest in the Real



1 Property Described in this Complaint Adverse to Plaintiff's Title, or Any Cloud Thereon,  
2 Named as Does 1 Through 25, Inclusive.

3

4 **NOTICE IS HEREBY FURTHER GIVEN** that the Action concerns and affects real  
5 property in that it (i) seeks to quiet Tanzman's title in and to the Subject Property; and (ii) the  
6 cancellation of a fraudulent Grant Deed that purported to convey an interest in the Subject  
7 Property to defendant Lida Gonzalez. The Subject Property is commonly known as 18701  
8 Frankfurt Street, Northridge, California 91324 (the "Subject Property") and legally described  
9 as:

10

11 "Lot 21 of Tract 22150, in the City of Los Angeles, County of  
12 Los Angeles, State of California, as per Map recorded in Book  
13 610 Pages 95 to 97 Inclusive of Maps, in the Office of the County  
14 Recorder of said County.

15

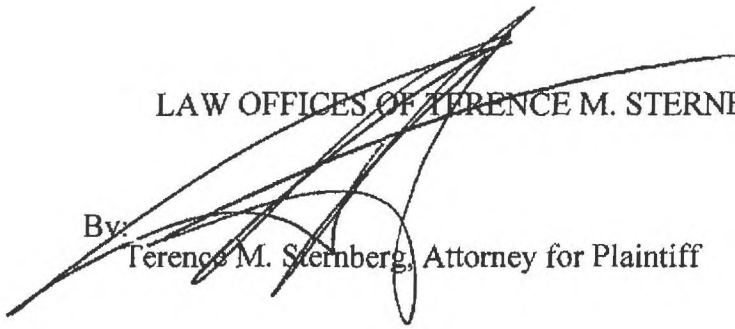
16

LAW OFFICES OF TERENCE M. STERNBERG

17

18

19 Dated: October 6, 2011

By:   
Terence M. Sternberg, Attorney for Plaintiff

20

21

22

23

24

25

26

27

28

1 **LAW OFFICES OF TERENCE M. STERNBERG**  
 2 **Terence M. Sternberg, Esq. (State Bar No. 91140)**  
 3 **21600 Oxnard Street, Suite 2070**  
 4 **Woodland Hills, California 91367-7826**  
 5 **T: 818.710.7888**  
 6 **F: 818.593.6192**  
 7 **Attorney for Plaintiff**

8 **SUPERIOR COURT OF THE STATE OF CALIFORNIA**  
 9 **FOR THE COUNTY OF LOS ANGELES**

11	<b>JANET TANZMAN, an individual,</b>	)	<b>CASE NO. PC051693</b>
12	<b>Plaintiff,</b>	)	<b>Hon. Randy Rhodes</b>
13	<b>vs.</b>	)	<b>Dept. F50</b>
14	<b>LIDIA GONZALEZ, an individual; and</b>	)	<b>DECLARATION RE UNKNOWN</b>
15	<b>ALL PERSONS UNKNOWN CLAIMING</b>	)	<b>ADDRESS UNDER C.C.P. § 405.22</b>
16	<b>ANY LEGAL OR EQUITABLE RIGHT,</b>	)	
17	<b>TITLE, ESTATE, LIEN OR INTEREST IN</b>	)	
18	<b>THE REAL PROPERTY DESCRIBED IN</b>	)	
19	<b>THIS COMPLAINT ADVERSE TO</b>	)	
20	<b>PLAINTIFF'S TITLE, OR ANY CLOUD</b>	)	
21	<b>THEREON, NAMED AS DOES 1 through</b>	)	
22	<b>25, inclusive,</b>	)	
23	<b>Defendants.</b>	)	

23 Plaintiff Janet Tanzman ("Plaintiff") hereby declares:

- 24
- 25 1. I am the plaintiff in the within action. I make this declaration on the basis of my
- 26 personal knowledge except as is otherwise expressly set forth herein. I am competent
- 27 to testify to the matters set forth herein. If called as a witness in this action, I could and
- 28 would competently so testify.

1 2. I do not know and have never spoken with defendant Lidia Gonzalez ("Gonzalez.")

2 I do not know any person who does know Gonzalez.

3

4 3. I do not now have, and never have had, Gonzalez's business or home addresses, her  
5 telephone number or email address, or any other information from which I could  
6 ascertain a business or residence address for her.

7


8 I declare under penalty of perjury under the laws of the State of California that the  
9 foregoing is true and correct.

10

11 Executed this 10<sup>th</sup> day of October, 2011, at Woodland Hills, California.

12

13

By:   
Janet Tanzman

14

15

16

17

18

19

20

21

22

23

24

25




26

27

28

I certify that this is a true and correct copy of the original  
NOTICE OF PENDING ACTION on file in this office consisting of  
4 pages. JOHN A CLARKE, Executive Officer/  
Clerk of the Superior Court of California,  
County of Los Angeles.

Date **OCT 18 2011** By  Deputy  
**STEVEN OROZCO**

# EXHIBIT B

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: August 18, 2015

JOB ADDRESS: 18701 WEST FRANKFORT STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2785-021-019

Last Full Title: 07/23/2015

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). JANET TANZMAN AND LIDIA GONZALEZ  
18701 FRANKFORT STREET  
NORTHRIDGE, CA. 91324-4523

CAPACITY: OWNERS

**Property Detail Report**

For Property Located At :  
**18701 FRANKFORT ST, NORTHRIDGE, CA 91324-4523**



**Owner Information**

Owner Name: **GONZALEZ LIDIA/TANZMAN JANET**  
 Mailing Address: **18701 FRANKFORT ST, NORTHRIDGE CA 91324-4523 C032**  
 Vesting Codes: **UW // TC**

**Location Information**

Legal Description:	<b>TRACT # 22150 LOT 21</b>	APN:	<b>2785-021-019</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>1154.04 / 1</b>	Subdivision:	<b>22150</b>
Township-Range-Sect:		Map Reference:	<b>14-B1 /</b>
Legal Book/Page:	<b>610-95</b>	Tract #:	<b>22150</b>
Legal Lot:	<b>21</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>NR</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>08/19/2011 / 08/18/2011</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1125412</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>06/07/2002 / 03/22/2002</b>	1st Mtg Amount/Type:	<b>\$238,400 / CONV</b>
Sale Price:	<b>\$298,000</b>	1st Mtg Int. Rate/Type:	<b>8.55 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1306560</b>
Document #:	<b>1306559</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>\$179.41</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>EQUITY TITLE CO.</b>		
Lender:	<b>SKYLINE FNDG</b>		
Seller Name:	<b>VOYT MIREK</b>		

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,661</b>	Garage Area:		Heat Type:	<b>CENTRAL</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>6</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	<b>POOL</b>
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1958 / 1958</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>SLAB</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE;SHED</b>				

**Site Information**

Zoning:	<b>LARS</b>	Acres:	<b>0.17</b>	County Use:	<b>SINGLE FAMILY RESID (0101)</b>
Lot Area:	<b>7,483</b>	Lot Width/Depth:	<b>75 x 101</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

**Tax Information**

Total Value:	<b>\$351,814</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$4,542.67</b>
Land Value:	<b>\$195,612</b>	Improved %:	<b>44%</b>	Tax Area:	<b>16</b>
Improvement Value:	<b>\$156,202</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$351,814</b>				

## Comparable Summary

For Property Located At



**18701 FRANKFORT ST, NORTHRIDGE, CA 91324-4523**

**19 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: 19

	Subject Property	Low	High	Average
Sale Price	\$298,000	\$365,000	\$549,000	\$458,053
Bldg/Living Area	1,661	1,437	1,859	1,656
Price/Sqft	\$179.41	\$198.80	\$346.08	\$278.48
Year Built	1958	1940	1982	1960
Lot Area	7,483	5,740	10,200	7,766
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$351,814	\$68,750	\$490,000	\$315,712
Distance From Subject	0.00	0.06	0.50	0.30

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			18701 FRANKFORT ST	\$298,000	1958	3	2	06/07/2002	1,661	7,483	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		8353 CAPPS AVE	\$500,000	1957	3	2	12/24/2014	1,548	8,572	0.06
<input checked="" type="checkbox"/>	2		18732 SCHOENBORN ST	\$549,000	1958	3	4	12/24/2014	1,793	7,699	0.07
<input checked="" type="checkbox"/>	3		18755 SCHOENBORN ST	\$507,000	1958	3	3	08/11/2015	1,840	7,726	0.1
<input checked="" type="checkbox"/>	4		8400 RHEA AVE	\$480,000	1958	3	2	12/23/2014	1,548	7,948	0.12
<input checked="" type="checkbox"/>	5		18601 COMMUNITY ST	\$425,000	1961	3	3	06/05/2015	1,859	7,438	0.15
<input checked="" type="checkbox"/>	6		18600 ECCLES ST	\$472,500	1961	3	2	06/30/2015	1,667	7,651	0.19
<input checked="" type="checkbox"/>	7		18612 WILLARD ST	\$446,000	1961	4	2	12/16/2014	1,718	7,510	0.24
<input checked="" type="checkbox"/>	8		8321 TOPEKA DR	\$407,000	1978	3	2	08/06/2015	1,600	6,135	0.28
<input checked="" type="checkbox"/>	9		18900 CANTARA ST	\$365,000	1965	4	2	03/10/2015	1,836	7,463	0.29
<input checked="" type="checkbox"/>	10		18924 CANTARA ST	\$465,000	1965	3	2	04/22/2015	1,738	8,555	0.3
<input checked="" type="checkbox"/>	11		18901 LANARK ST	\$369,000	1965	4	2	01/22/2015	1,836	7,458	0.34
<input checked="" type="checkbox"/>	12		18730 NAPA ST	\$445,000	1940	3	2	08/05/2015	1,554	9,507	0.34
<input checked="" type="checkbox"/>	13		18621 NAPA ST	\$490,000	1982	3	2	07/17/2015	1,681	5,740	0.36
<input checked="" type="checkbox"/>	14		19012 ECCLES ST	\$540,000	1956	3	2	05/20/2015	1,677	8,314	0.44
<input checked="" type="checkbox"/>	15		19012 CHASE ST	\$525,000	1956	3	2	05/20/2015	1,517	8,317	0.44
<input checked="" type="checkbox"/>	16		8426 RATHBURN AVE	\$390,000	1956	4	2	06/25/2015	1,462	10,200	0.47
<input checked="" type="checkbox"/>	17		8138 DARBY AVE	\$416,500	1953	3	2	02/10/2015	1,454	6,249	0.47
<input checked="" type="checkbox"/>	18		18321 SCHOENBORN ST	\$446,000	1956	4	2	04/22/2015	1,437	7,683	0.49
<input checked="" type="checkbox"/>	19		18308 SCHOENBORN ST	\$465,000	1956	3	2	02/20/2015	1,701	7,397	0.5

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**18701 FRANKFORT ST, NORTHRIDGE, CA 91324-4523****19 Comparable(s) Selected.**

Report Date: 08/17/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$298,000	\$365,000	\$549,000	\$458,053
Bldg/Living Area	1,661	1,437	1,859	1,656
Price/Sqft	\$179.41	\$198.80	\$346.08	\$278.48
Year Built	1958	1940	1982	1960
Lot Area	7,483	5,740	10,200	7,766
Bedrooms	3	3	4	3
Bathrooms/Restrooms	2	2	4	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$351,814	\$68,750	\$490,000	\$315,712
Distance From Subject	0.00	0.06	0.50	0.30

\* = user supplied for search only

Comp #:1 Distance From Subject:0.06 (miles)  
 Address: **8353 CAPPS AVE, NORTHRIDGE, CA 91324-4732**  
 Owner Name: **MILLER MICHAEL L & GAIL A**  
 Seller Name: **EHNI ROBERT P & DAVEY A**  
 APN: **2785-016-011** Map Reference: **14-B1 /** Living Area: **1,548**  
 County: **LOS ANGELES, CA** Census Tract: **1154.04** Total Rooms: **6**  
 Subdivision: **22150** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **12/24/2014** Prior Rec Date: **09/11/1967** Bath(F/H): **2 /**  
 Sale Date: **11/13/2014** Prior Sale Date: Yr Built/Eff: **1957 / 1957**  
 Sale Price: **\$500,000** Prior Sale Price: **\$27,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1402671** Acres: **0.20** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$399,960** Lot Area: **8,572** Pool: **SPA**  
 Total Value: **\$84,417** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:0.07 (miles)  
 Address: **18732 SCHOENBORN ST, NORTHRIDGE, CA 91324-4548**  
 Owner Name: **KALAYDJIAN GARY & ZAROUHI**  
 Seller Name: **PENTAGON REALTY LLC**  
 APN: **2785-021-021** Map Reference: **14-B1 /** Living Area: **1,793**  
 County: **LOS ANGELES, CA** Census Tract: **1154.04** Total Rooms: **5**  
 Subdivision: **22149** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **12/24/2014** Prior Rec Date: **07/30/1993** Bath(F/H): **4 /**  
 Sale Date: **12/24/2014** Prior Sale Date: Yr Built/Eff: **1958 / 1961**  
 Sale Price: **\$549,000** Prior Sale Price: **\$195,000** Air Cond: **CENTRAL**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1405676** Acres: **0.18** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$274,000** Lot Area: **7,699** Pool:  
 Total Value: **\$374,862** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:3 Distance From Subject:0.1 (miles)  
 Address: **18755 SCHOENBORN ST, NORTHRIDGE, CA 91324-4547**  
 Owner Name: **ABELLA MANUEL & MELINDA**  
 Seller Name: **VACA DELFINO & ALICIA**  
 APN: **2785-020-010** Map Reference: **14-B1 /** Living Area: **1,840**  
 County: **LOS ANGELES, CA** Census Tract: **1154.04** Total Rooms: **5**  
 Subdivision: **22149** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **08/11/2015** Prior Rec Date: **10/09/1984** Bath(F/H): **3 /**  
 Sale Date: **08/07/2015** Prior Sale Date: Yr Built/Eff: **1958 / 1958**  
 Sale Price: **\$507,000** Prior Sale Price: **\$93,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **978076** Acres: **0.18** Fireplace: **/**  
 1st Mtg Amt: **\$517,900** Lot Area: **7,726** Pool:  
 Total Value: **\$198,209** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:0.12 (miles)  
 Address: **8400 RHEA AVE, NORTHRIDGE, CA 91324-4541**  
 Owner Name: **LUCKY JR LLC**  
 Seller Name: **ROSENBERG JEROME**  
 APN: **2785-012-006** Map Reference: **14-B1 /** Living Area: **1,548**  
 County: **LOS ANGELES, CA** Census Tract: **1154.04** Total Rooms: **6**  
 Subdivision: **22150** Zoning: **LARS** Bedrooms: **3**  
 Rec Date: **12/23/2014** Prior Rec Date: **07/02/2004** Bath(F/H): **2 /**  
 Sale Date: **11/18/2014** Prior Sale Date: **06/14/2004** Yr Built/Eff: **1958 / 1958**  
 Sale Price: **\$480,000** Prior Sale Price: **\$403,000** Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1394849** Acres: **0.18** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$383,960** Lot Area: **7,948** Pool: **POOL**  
 Total Value: **\$363,700** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**



Comp #:5 Distance From Subject:0.15 (miles)  
 Address: 18601 COMMUNITY ST, NORTHRIDGE, CA 91324-4737  
 Owner Name: MANOUCHEHRI EDMOND  
 Seller Name: HERNANDEZ GABRIELA P  
 APN: 2785-015-029 Map Reference: 14-B1 / Living Area: 1,859  
 County: LOS ANGELES, CA Census Tract: 1154.04 Total Rooms: 5  
 Subdivision: 25953 Zoning: LARS Bedrooms: 3  
 Rec Date: 06/05/2015 Prior Rec Date: 10/15/2003 Bath(F/H): 3 /  
 Sale Date: 02/26/2015 Prior Sale Date: 08/11/2003 Yr Built/Eff: 1961 / 1961  
 Sale Price: \$425,000 Prior Sale Price: \$395,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 663624 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,438 Pool: POOL  
 Total Value: \$458,125 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:6 Distance From Subject:0.19 (miles)  
 Address: 18600 ECCLES ST, NORTHRIDGE, CA 91324-4738  
 Owner Name: SER BYUNG W & SEONG O  
 Seller Name: LEBOWSKI DWIGHT A  
 APN: 2785-015-043 Map Reference: 14-B1 / Living Area: 1,667  
 County: LOS ANGELES, CA Census Tract: 1154.04 Total Rooms: 6  
 Subdivision: 25953 Zoning: LARS Bedrooms: 3  
 Rec Date: 06/30/2015 Prior Rec Date: 04/27/2009 Bath(F/H): 2 /  
 Sale Date: 06/08/2015 Prior Sale Date: 03/31/2009 Yr Built/Eff: 1961 / 1961  
 Sale Price: \$472,500 Prior Sale Price: \$355,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 779763 Acres: 0.18 Fireplace: Y / 1  
 1st Mtg Amt: \$320,000 Lot Area: 7,651 Pool:  
 Total Value: \$372,921 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:7 Distance From Subject:0.24 (miles)  
 Address: 18612 WILLARD ST, RESEDA, CA 91335-1255  
 Owner Name: HA VINH T FAMILY TRUST/VO XUAN T FAMILY TRUST  
 Seller Name: BLOOM DAVID E & HILARY D  
 APN: 2103-008-036 Map Reference: 14-C1 / Living Area: 1,718  
 County: LOS ANGELES, CA Census Tract: 1310.10 Total Rooms: 7  
 Subdivision: 25280 Zoning: LARS Bedrooms: 4  
 Rec Date: 12/16/2014 Prior Rec Date: 03/27/1987 Bath(F/H): 2 /  
 Sale Date: 11/07/2014 Prior Sale Date: 02/1987 Yr Built/Eff: 1961 / 1961  
 Sale Price: \$446,000 Prior Sale Price: \$132,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1364651 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,510 Pool:  
 Total Value: \$211,004 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:8 Distance From Subject:0.28 (miles)  
 Address: 8321 TOPEKA DR, NORTHRIDGE, CA 91324-4425  
 Owner Name: DAVILA ZAHIR  
 Seller Name: US BANK NA SERIES 2006-4  
 APN: 2784-009-021 Map Reference: 14-B1 / Living Area: 1,600  
 County: LOS ANGELES, CA Census Tract: 1154.04 Total Rooms: 7  
 Subdivision: 33050 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/06/2015 Prior Rec Date: 03/13/2006 Bath(F/H): 2 /  
 Sale Date: 07/13/2015 Prior Sale Date: 03/01/2006 Yr Built/Eff: 1978 / 1978  
 Sale Price: \$407,000 Prior Sale Price: \$570,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 958426 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,135 Pool:  
 Total Value: \$423,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED  
 GARAGE

Comp #:9 Distance From Subject:0.29 (miles)  
 Address: 18900 CANTARA ST, RESEDA, CA 91335-1110  
 Owner Name: FARAHNIK BEHNAME  
 Seller Name: PIEDRA ODALYS  
 APN: 2104-036-014 Map Reference: 14-B1 / Living Area: 1,836  
 County: LOS ANGELES, CA Census Tract: 1310.10 Total Rooms: 7  
 Subdivision: 25950 Zoning: LARS Bedrooms: 4  
 Rec Date: 03/10/2015 Prior Rec Date: 09/03/1999 Bath(F/H): 2 /  
 Sale Date: 02/23/2015 Prior Sale Date: 08/24/1999 Yr Built/Eff: 1965 / 1965  
 Sale Price: \$365,000 Prior Sale Price: \$195,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 258527 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,463 Pool: POOL  
 Total Value: \$490,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:10 Distance From Subject:0.3 (miles)  
 Address: 18924 CANTARA ST, RESEDA, CA 91335-1110  
 Owner Name: ARMSTRONG MALLORY D & PHILIP J  
 Seller Name: OHARA COLIN P  
 APN: 2104-036-011 Map Reference: 14-B1 / Living Area: 1,738  
 County: LOS ANGELES, CA Census Tract: 1310.10 Total Rooms: 6  
 Subdivision: 25950 Zoning: LARS Bedrooms: 3  
 Rec Date: 04/22/2015 Prior Rec Date: 03/16/2010 Bath(F/H): 2 /  
 Sale Date: 03/17/2015 Prior Sale Date: 02/03/2010 Yr Built/Eff: 1965 / 1965  
 Sale Price: \$465,000 Prior Sale Price: \$425,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 448539 Acres: 0.20 Fireplace: Y / 1  
 1st Mtg Amt: \$456,577 Lot Area: 8,555 Pool: POOL  
 Total Value: \$439,095 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.34 (miles)  
 Address: 18901 LANARK ST, RESEDA, CA 91335-1117  
 Owner Name: SABA SHAHRAM & SHAHPAR  
 Seller Name: WELLS FARGO BANK 2006-12  
 APN: 2104-036-024 Map Reference: 14-B1 / Living Area: 1,836  
 County: LOS ANGELES, CA Census Tract: 1310.10 Total Rooms: 7  
 Subdivision: 25950 Zoning: LARS Bedrooms: 4  
 Rec Date: 01/22/2015 Prior Rec Date: 03/20/2002 Bath(F/H): 2 /  
 Sale Date: 01/09/2015 Prior Sale Date: 02/13/2002 Yr Built/Eff: 1965 / 1965  
 Sale Price: \$369,000 Prior Sale Price: \$297,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 73436 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 7,458 Pool: POOL  
 Total Value: \$358,149 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:0.34 (miles)  
 Address: 18730 NAPA ST, NORTHRIDGE, CA 91324-4535  
 Owner Name: SALAZAR KAREN W/RAMIREZ ALEJANDRA G U  
 Seller Name: SANDOVAL SERBANDO & TERESA  
 APN: 2785-010-006 Map Reference: 7-B6 / Living Area: 1,554  
 County: LOS ANGELES, CA Census Tract: 1154.04 Total Rooms: 5  
 Subdivision: ZELZAH Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/05/2015 Prior Rec Date: 07/30/2002 Bath(F/H): 2 /  
 Sale Date: 06/08/2015 Prior Sale Date: 06/20/2002 Yr Built/Eff: 1940 / 1962  
 Sale Price: \$445,000 Prior Sale Price: \$280,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 955285 Acres: 0.22 Fireplace: /  
 1st Mtg Amt: \$436,939 Lot Area: 9,507 Pool:  
 Total Value: \$318,992 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE PARKING AVAIL

Comp #:13 Distance From Subject:0.36 (miles)  
 Address: 18621 NAPA ST, NORTHRIDGE, CA 91324-4024  
 Owner Name: SZCZEPANEK LINDSAY/TUFELD JASON  
 Seller Name: CHUKAYEVA-JANOVITC EMMA  
 APN: 2785-003-020 Map Reference: 7-B6 / Living Area: 1,681  
 County: LOS ANGELES, CA Census Tract: 1154.04 Total Rooms: 6  
 Subdivision: 3809 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 07/17/2015 Prior Rec Date: 04/04/2008 Bath(F/H): 2 /  
 Sale Date: 06/11/2015 Prior Sale Date: 03/31/2008 Yr Built/Eff: 1982 / 1982  
 Sale Price: \$490,000 Prior Sale Price: \$351,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 869900 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$367,500 Lot Area: 5,740 Pool:  
 Total Value: \$427,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:14 Distance From Subject:0.44 (miles)  
 Address: 19012 ECCLES ST, NORTHRIDGE, CA 91324-4408  
 Owner Name: TAILLEUR DIANA  
 Seller Name: HOFFMAN MICHAEL  
 APN: 2784-011-008 Map Reference: 14-B1 / Living Area: 1,677  
 County: LOS ANGELES, CA Census Tract: 1153.02 Total Rooms: 6  
 Subdivision: 15772 Zoning: LARS Bedrooms: 3  
 Rec Date: 05/20/2015 Prior Rec Date: 02/06/2009 Bath(F/H): 2 /  
 Sale Date: 04/22/2015 Prior Sale Date: 01/28/2009 Yr Built/Eff: 1956 / 1958  
 Sale Price: \$540,000 Prior Sale Price: \$372,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 590089 Acres: 0.19 Fireplace: Y / 1  
 1st Mtg Amt: \$340,000 Lot Area: 8,314 Pool:  
 Total Value: \$390,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:15 Distance From Subject:0.44 (miles)  
 Address: 19012 CHASE ST, NORTHRIDGE, CA 91324-4403  
 Owner Name: CERVANTES ELIAS R  
 Seller Name: SLABYAK ANATOLY & MARINA  
 APN: 2784-012-008 Map Reference: 14-B1 / Living Area: 1,517  
 County: LOS ANGELES, CA Census Tract: 1153.02 Total Rooms: 5  
 Subdivision: 15772 Zoning: LARS Bedrooms: 3  
 Rec Date: 05/20/2015 Prior Rec Date: 06/03/1993 Bath(F/H): 2 /  
 Sale Date: 05/08/2015 Prior Sale Date: Yr Built/Eff: 1956 / 1956  
 Sale Price: \$525,000 Prior Sale Price: \$175,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 588264 Acres: 0.19 Fireplace: Y / 1  
 1st Mtg Amt: \$515,490 Lot Area: 8,317 Pool: POOL  
 Total Value: \$258,511 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 ATTACHED GARAGE

Comp #:16 Distance From Subject:0.47 (miles)  
 Address: 8426 RATHBURN AVE, NORTHRIDGE, CA 91325-3716  
 Owner Name: SLETTEN BARBARA K  
 Seller Name: SLETTEN BARBARA K  
 APN: 2786-018-016 Map Reference: 14-C1 / Living Area: 1,462  
 County: LOS ANGELES, CA Census Tract: 1154.03 Total Rooms: 6  
 Subdivision: 21906 Zoning: LARS Bedrooms: 4  
 Rec Date: 06/25/2015 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 06/01/2015 Prior Sale Date: Yr Built/Eff: 1956 / 1956  
 Sale Price: \$390,000 Prior Sale Price: Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 758014 Acres: 0.23 Fireplace: Y / 1  
 1st Mtg Amt: \$382,936 Lot Area: 10,200 Pool:  
 Total Value: \$68,750 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

**Comp #:**17 Distance From Subject:0.47 (miles)  
**Address:** 8138 DARBY AVE, RESEDA, CA 91335-1312  
**Owner Name:** IH5 PROPERTY WEST LP  
**Seller Name:** VALUCKI FAMILY TRUST  
**APN:** 2102-004-029 **Map Reference:** 14-C1 / **Living Area:** 1,454  
**County:** LOS ANGELES, CA **Census Tract:** 1314.00 **Total Rooms:** 6  
**Subdivision:** 18202 **Zoning:** LAR1 **Bedrooms:** 3  
**Rec Date:** 02/10/2015 **Prior Rec Date:** 08/11/1989 **Bath(F/H):** 2 /  
**Sale Date:** 01/23/2015 **Prior Sale Date:** 08/1989 **Yr Built/Eff:** 1953 / 1953  
**Sale Price:** \$416,500 **Prior Sale Price:** \$195,000 **Air Cond:**  
**Sale Type:** FULL **Prior Sale Type:** FULL **Style:** CONVENTIONAL  
**Document #:** 147009 **Acres:** 0.14 **Fireplace:** /  
**1st Mtg Amt:** **Lot Area:** 6,249 **Pool:**  
**Total Value:** \$73,672 **# of Stories:** 1.00 **Roof Mat:** COMPOSITION  
**Land Use:** SFR **Park Area/Cap#:** / 2 **Parking:** SHINGLE  
**Parking:** PARKING AVAIL

**Comp #:**18 Distance From Subject:0.49 (miles)  
**Address:** 18321 SCHOENBORN ST, NORTHRIDGE, CA 91325-4211  
**Owner Name:** TSIRULNIKOV KIRILL  
**Seller Name:** EICKS R & C TRUST 1991  
**APN:** 2786-016-004 **Map Reference:** 14-C1 / **Living Area:** 1,437  
**County:** LOS ANGELES, CA **Census Tract:** 1154.03 **Total Rooms:** 6  
**Subdivision:** 21127 **Zoning:** LARS **Bedrooms:** 4  
**Rec Date:** 04/22/2015 **Prior Rec Date:** 08/25/1987 **Bath(F/H):** 2 /  
**Sale Date:** 01/18/2015 **Prior Sale Date:** 08/1987 **Yr Built/Eff:** 1956 / 1956  
**Sale Price:** \$446,000 **Prior Sale Price:** \$165,000 **Air Cond:** CENTRAL  
**Sale Type:** FULL **Prior Sale Type:** FULL **Style:** CONVENTIONAL  
**Document #:** 450646 **Acres:** 0.18 **Fireplace:** Y / 1  
**1st Mtg Amt:** \$246,000 **Lot Area:** 7,683 **Pool:**  
**Total Value:** \$257,612 **# of Stories:** 1.00 **Roof Mat:** WOOD SHAKE  
**Land Use:** SFR **Park Area/Cap#:** / 2 **Parking:** ATTACHED  
**Parking:** GARAGE

**Comp #:**19 Distance From Subject:0.5 (miles)  
**Address:** 18308 SCHOENBORN ST, NORTHRIDGE, CA 91325-4212  
**Owner Name:** MALHOTRA SAMIR LIVING TRUST  
**Seller Name:** ARGUETA ADDER & MARTA  
**APN:** 2786-015-010 **Map Reference:** 14-C1 / **Living Area:** 1,701  
**County:** LOS ANGELES, CA **Census Tract:** 1154.03 **Total Rooms:** 5  
**Subdivision:** 21127 **Zoning:** LARS **Bedrooms:** 3  
**Rec Date:** 02/20/2015 **Prior Rec Date:** 12/24/2007 **Bath(F/H):** 2 /  
**Sale Date:** 01/29/2015 **Prior Sale Date:** 11/30/2007 **Yr Built/Eff:** 1956 / 1956  
**Sale Price:** \$465,000 **Prior Sale Price:** \$391,000 **Air Cond:** WALL  
**Sale Type:** FULL **Prior Sale Type:** FULL **Style:** CONVENTIONAL  
**Document #:** 190632 **Acres:** 0.17 **Fireplace:** Y / 1  
**1st Mtg Amt:** **Lot Area:** 7,397 **Pool:** POOL  
**Total Value:** \$430,500 **# of Stories:** 1.00 **Roof Mat:** WOOD SHAKE  
**Land Use:** SFR **Park Area/Cap#:** / 2 **Parking:** ATTACHED  
**Parking:** GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: ANGEL SINDAYEN

Date: August 18, 2015

JOB ADDRESS: 18701 WEST FRANKFORT STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2785-021-019

CASE#: 466951

ORDER NO: A-3018667

EFFECTIVE DATE OF ORDER TO COMPLY: June 1, 2012

COMPLIANCE EXPECTED DATE: June 26, 2012

DATE COMPLIANCE OBTAINED: July 17, 2012

---

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3018667

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 AND NOTICE OF FEE

LIDIA GONZALEZ AND JANET TANZMAN  
18701 FRANKFORT ST  
NORTHRIDGE, CA 91324

JUN 01 2012

CASE #: 466951

ORDER #: A-3018667

EFFECTIVE DATE: June 01, 2012

COMPLIANCE DATE: June 26, 2012

On \_\_\_\_\_ the  
undersigned mailed this notice by  
regular mail, postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature

OWNER OF  
SITE ADDRESS: 18701 W FRANKFORT ST  
ASSESSORS PARCEL NO.: 2785-021-019  
ZONE: RS; Suburban 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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. 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. Maintenance and repair of existing building and premises.

You are therefore ordered to: Maintain the interior of every existing building, structure and portion thereof and the exterior wall surfaces and premises thereof clean and free from accumulation of debris, rubbish, garbage, trash, overgrown vegetation and other similar material.

Code Section(s) in Violation: 91.8104.2, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Remove overgrown vegetation, trash and debris from all yards.

NON-COMPLIANCE FEE WARNING:

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.



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

INSPECTOR COPY

101120320125498

**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.

If you have any questions or require any additional information please feel free to contact me at (818)374-9842. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_

Date: May 29, 2012

ANGEL SINDAYEN  
14410 SYLVAN STREET SUITE 105  
LOS ANGELES, CA 91401  
(818)374-9842

  
REVIEWED BY