

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

April 26, 2016

Council District: # 7

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

JOB ADDRESS: **12225 WEST TERRA BELLA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2532-014-016**

On March 20, 2015 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: **12225 West Terra Bella 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.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order May 5, 2014, and February 26, 2015 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	660.00
Late Charge/Collection fee (250%)	3,330.00
Code Violation Investigation fee	672.00
System Development Surcharge	40.32
System Development Surcharge late fee	100.80
Accumulated Interest (1%/month)	170.24
Title Report fee	42.00
Grand Total	\$ 5,015.36

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 **\$5,015.36** 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 **\$5,015.36** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

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. T12709
Dated as of: 10/01/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2532-014-016

Property Address: 12225 W TERRA BELLA ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : TERRA BELLA TRUST, DERAN L. WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES

Grantor : TERRA BELLA TRUST, DERAN L. WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES

Deed Date : 10/20/2007

Recorded : 10/25/2007

Instr No. : 07-2419618

MAILING ADDRESS: TERRA BELLA TRUST, DERAN L. WILLIAMS, KELLY WILLIAMS AND TRUST HOLDING SERVICE CO AS CO-TRUSTEES
PO BOX 3836 CHATSWORTH CA 91313

SCHEDULE B

LEGAL DESCRIPTION

Lot: 1 Tract No: 25147 Abbreviated Description: LOT:1 CITY:REGION/CLUSTER:
01/01168 TR#:25147 TRACT # 25147 LOT 1 City/Muni/Twp: REGION/CLUSTER: 01/01168

MORTGAGES/LIENS

Type of Document: CORPORATION ASSIGNMENT OF DEED OF TRUST

Recording Date: 07/06/2011

Document #: 11-0909721

Loan Amount: \$486,000

Lender Name: AMERICAS WHOLESAL LENDER

Borrowers Name: DERAN L WILLIAMS

MAILING ADDRESS: RECONTRUST CO NA
1757 TAPO CANYON RD# SVW-88, SIMI VALLEY, CA 93063

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. T12709

SCHEDULE B (Continued)

Type of Document: Notice Of Rescission

Recording Date: 01/04/2013

Document #: 13-0014394

MAILING ADDRESS: RECONTRUST CO NA

1757 TAPO CANYON RD# SVW-88, SIMI VALLEY, CA 93063

Type of Document: Notice Of Sale (Aka Notice Of Trustee's Sale)

Recording Date: 07/22/2011

Document #: 11-0978942

MAILING ADDRESS: RECONTRUST CO NA

1757 TAPO CANYON RD# SVW-88, SIMI VALLEY, CA 93063

2

RECORDING REQUESTED BY

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

Name Trust Holding Service Co
Street Address P O Box 3836
City & State Chatsworth, CA 91313
Zip

10/25/07



20072419618

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

unincorporated area City of PACOIMA

Parcel No 2532-014-018

- 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,

DERAN L WILLIAMS, KELLY WILLIAMS
Joint Tenancy

"This conveyance transfers an interest into or out of a living trust, R & T 11930"

hereby GRANT(S) to

TERRA BELLA TRUST, DERAN L WILLIAMS, KELLY WILLIAMS and Trust Holding Service Co as Co-Trustees

the following described real property in the City of Pacoima,

County of Los Angeles, State of California

Lot 1 of tract No 25147 in the City of Pacoima, county of Los Angeles, California as recorded in Book 653 maps, page 3, as recorded in the office of the county recorder of said County.

Property known as 12225 Terra Bella St. Pacoima, Ca 91331

Dated Oct 20, 2007

Signature of Deran L Williams
DERAN L WILLIAMS

Signature of Kelly Williams
KELLY WILLIAMS

STATE OF CALIFORNIA
COUNTY OF Los Angeles } SS

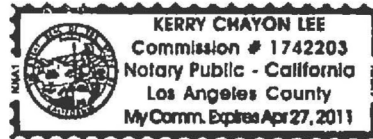
On Oct 20, 2007 (date) before me,

Kerry Chayon Lee, Notary Public
(Name and title Notary Public), personally appeared

Deran L. Williams

Kelley Williams

(name[s] of signer[s]), personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) 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

(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

Lend Lease Default Inc.

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

2



TS No. 07-0029020

07-8-105755

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-26

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 11/22/2006, EXECUTED BY DERAN L WILLIAMS, AND KELLY WILLIAMS, HUSBAND AND WIFE AS JOINT TENANTS, TRUSTOR: TO RECON TRUST COMPANY, N A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 20062652720 ON 11/30/2006, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN THE STATE OF CALIFORNIA

DESCRIBING THE LAND THEREIN. AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND TO BECOME DUE THEREON WITH INTEREST, AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID DEED OF TRUST/MORTGAGE

DATED July 03, 2007

JUN 30 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

State of **California**
County of: **Ventura**

On **JUN 30 2011**

before me, **Kevin Rudolph**

BY:
Kevin Rudolph, Assistant Secretary

JUN 30 2011

K. Mercado

, notary public, personally appeared

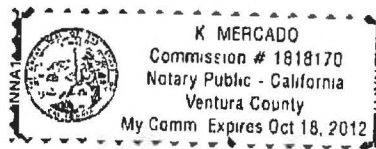
person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed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

K. Mercado



146

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

2

WHEN RECORDED MAIL TO:
DERAN L WILLIAMS
12225 TERRA BELLA STREET
LOS ANGELES, CA 91331



TS No. 07-0029020
Title Order No. 07-8-105755

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF RESCISSION OF DECLARATION OF DEFAULT
AND DEMAND FOR SALE AND OF NOTICE OF DEFAULT AND ELECTION TO SELL**

NOTICE IS HEREBY GIVEN: That RECONTRUST COMPANY, N.A. as Trustee for the Beneficiary under a DEED OF TRUST dated 11/22/2006, executed by DERAN L WILLIAMS, AND KELLY WILLIAMS, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as Beneficiary, recorded 11/30/2006 as Instrument No. 20062652720 in Book N/A Page N/A, of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as more fully described on the above referenced deed of trust.

Said obligations including one note for the sum of \$486,000.00.

Whereas, the current beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and Whereas notice was heretofore given of the breach of obligations for which said Deed of Trust is security, and of election to cause to be sold the property therein described; and Whereas a Notice of Default and Election to Sell was recorded on 07/09/2007 in the office of the Recorder of Los Angeles County, California, Instrument No. 07-1618957, in Book N/A, Page N/A, of Official Records.

NOW, THEREFORE, NOTICE IS HEREBY GIVEN that the current Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Default and Election to Sell; it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default--past, present or future--under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be and remain in force and effect the same as if said Declaration of Default and Demand for Sale and Notice of Default and Election to Sell had not been made and given.

RECONTRUST COMPANY, N.A., AS TRUSTEE FOR THE BENEFICIARY

Dated: January 02, 2013

By: Pamela Schneider

Pamela Schneider

ASSISTANT VICE PRESIDENT

Form rescind_2012.12.0_12/2012

23

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063

WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
TS No. 07-0029020
Title Order No. 07-8-105755



2

APN No. 2532-014-016.

NOTICE OF TRUSTEE'S SALE

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/22/2006.
UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE
SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE
NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A
LAWYER.**

Notice is hereby given that RECONTRUST COMPANY, N.A., as duly appointed trustee pursuant to the Deed of Trust executed by DERAN L WILLIAMS, AND KELLY WILLIAMS, HUSBAND AND WIFE AS JOINT TENANTS, dated 11/22/2006 and recorded 11/30/2006, as Instrument No. 20062652720, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 08/11/2011 at 01:00 PM, At the front entrance to the Pomona Superior Courts Building, 350 West Mission Blvd , Pomona, Los Angeles, CA at public auction, to the highest bidder for cash or check as described below, payable in full at time of sale, all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and as more fully described in the above referenced Deed of Trust. The street address and other common designation, if any, of the real property described above is purported to be: 12225 TERRA BELLA STREET, LOS ANGELES, CA 91331-1553. The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

The total amount of the unpaid balance with interest thereon of the obligation secured by the property to be sold plus reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is \$691,542.29. It is possible that at the time of sale the opening bid may be less than the total indebtedness due

In addition to cash, the Trustee will accept cashier's checks drawn on a state or national bank, a check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state.

Said sale will be made, in an "AS IS" condition, but without covenant or warranty, express or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided, and the unpaid principal of the Note secured by said Deed of Trust with interest thereon as provided in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust.

If required by the provisions of Section 2923.5 of the California Civil Code, the declaration from the mortgagee, beneficiary or authorized agent is attached to the Notice of Trustee's Sale duly recorded with the appropriate County Recorder's office.

RECONTRUST COMPANY, N.A.
1757 TAPO CANYON ROAD, SVW-88
SIMI VALLEY, CA 93063
Phone/Sale Information (800) 281-8219

By:

Angelica Medina, Authorized Signer

JUL 20 2011

RECONTRUST COMPANY, N.A. is a debt collector attempting to collect a debt. Any information obtained will be used for that purpose.

3

To: ReconTrust Company, N.A.
1800 Tapo Canyon Rd.
Simi Valley, CA 93063

**DECLARATION OF EXEMPTION
PURSUANT TO CAL. CIV. CODE 2923.54**

I, Rhonda L Weston, Vice President of BAC Home Loans Servicing, LP ("Lender/Service") declare on behalf of Lender/Service under penalty of perjury, and under the laws of the State of California, that Lender/Service's business records maintained in the ordinary course of business reflect the following is true and correct:

BAC Home Loans Servicing, LP has obtained from the Commissioner of Corporations a final order of exemption pursuant to Cal. Civ Code Section 2923.53 that is current and valid on the date the accompanying Notice of Sale is filed.

AND

The timeframe for giving Notice of Sale specified in subdivision (a) of Cal. Civ Code Section 2923.52 **does not** apply pursuant to Section 2923.52(b).


(Signature) Rhonda L Weston, Vice President

Date

12/15/10



67-29020 L1

FWBS-163
5401 North Beach Street
Fort Worth, Texas 76137

Notice Date: January 6, 2009

Account No.: [REDACTED]

Deran L. & Kelly Williams
Po Box 3069
Chatsworth, CA 91313

Property Address:
12225 Terra Bella Street
Los Angeles, CA 91331

CALIFORNIA DECLARATION

I, *Kwajalein Mack*, of Countrywide's Home Retention Division declare on behalf of Countrywide, under penalty of perjury, and under the laws of the State of California, that Countrywide's business records maintained in the ordinary course of business reflect the following is true and correct:

1. On , contact was made with the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure.
2. The following efforts were made to contact the borrower to assess their financial situation and to explore options for the borrower to avoid foreclosure:
 - 0 attempts to reach the homeowner by phone.
 - attempts to reach the homeowner by mail.
3. Countrywide verified that the borrower has surrendered the property.
4. Countrywide has evidence and reasonably believes that the borrower has contracted with an organization, person, or entity whose primary business is advising people who have decided to leave their homes on how to extend the foreclosure process and to avoid their contractual obligations to beneficiaries.
5. Countrywide has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case.
6. The provisions of California Civil Code Section 2923.5 do not apply because

1/6/09 Ft. Worth, TX
Date and Place

K. Mack
Name of Signor

Loss Mit Review Specialist
Title and/or Position

Property Detail Report**EXHIBIT C**

For Property Located At :
12225 TERRA BELLA ST, PACOIMA, CA 91331-1553

**Owner Information**

Owner Name: **WILLIAMS DERAN L/TERRA BELLA**
 Mailing Address: **PO BOX 3836, CHATSWORTH CA 91313-3836 B007**
 Vesting Codes: **/ A / TR**

Location Information

Legal Description:	TRACT # 25147 LOT 1	APN:	2532-014-016
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1041.08 / 3	Subdivision:	25147
Township-Range-Sect:		Map Reference:	9-C1 /
Legal Book/Page:	653-3	Tract #:	25147
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	PAC	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	10/25/2007 / 10/20/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	2419618		

Last Market Sale Information

Recording/Sale Date:	05/27/1988 / 04/1988	1st Mtg Amount/Type:	\$86,250 / CONV
Sale Price:	\$115,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	854468
Document #:	854467	2nd Mtg Amount/Type:	/
Deed Type:	CORPORATION GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$66.51
New Construction:		Multi/Split Sale:	

Title Company: **CHICAGO TITLE INSURANCE
COMPAN**
 Lender: **PLAZA S&L**
 Seller Name: **TRUJILLO LIONEL LOPEZ**

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	FRAME
Living Area:	1,729	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1960 / 1960	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements: **FENCE;FENCED
YARD**

Site Information

Zoning:	LARS	Acres:	0.25	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	10,849	Lot Width/Depth:	70 x 155	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$207,529	Assessed Year:	2015	Property Tax:	\$2,660.71
Land Value:	\$92,042	Improved %:	56%	Tax Area:	13
Improvement Value:	\$115,487	Tax Year:	2015	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$200,529				

Comparable Sales Report

For Property Located At



12225 TERRA BELLA ST, PACOIMA, CA 91331-1553**2 Comparable(s) Selected.**

Report Date: 04/12/2016

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$115,000	\$420,000	\$420,000	\$420,000
Bldg/Living Area	1,729	1,529	1,692	1,610
Price/Sqft	\$66.51	\$248.23	\$274.69	\$261.46
Year Built	1960	1957	1965	1961
Lot Area	10,849	8,178	8,271	8,224
Bedrooms	3	4	4	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$207,529	\$175,515	\$310,045	\$242,780
Distance From Subject	0.00	0.21	0.39	0.30

* = user supplied for search only

Comp #:1		Distance From Subject:0.21 (miles)	
Address: 12411 GAIN ST, PACOIMA, CA 91331-1642			
Owner Name: MENDOZA JUAN L SR/INIGUEZ-MARQUEZ ELIZABETH			
Seller Name: RHEMA 12 LLC			
APN: 2532-030-010	Map Reference: 9-B1 /	Living Area: 1,529	
County: LOS ANGELES, CA	Census Tract: 1041.08	Total Rooms: 6	
Subdivision: 29403	Zoning: LARS	Bedrooms: 4	
Rec Date: 09/22/2015	Prior Rec Date: 03/13/2015	Bath(F/H): 2 /	
Sale Date: 09/14/2015	Prior Sale Date: 03/06/2015	Yr Built/Eff: 1965 / 1965	
Sale Price: \$420,000	Prior Sale Price: \$275,000	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1170942	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$412,392	Lot Area: 8,271	Pool:	
Total Value: \$175,515	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.39 (miles)	
Address: 12438 GARBER ST, PACOIMA, CA 91331-1647			
Owner Name: SUAREZ EDUARDO T			
Seller Name: PR TRS LLC			
APN: 2536-020-018	Map Reference: 9-B2 /	Living Area: 1,692	
County: LOS ANGELES, CA	Census Tract: 1041.08	Total Rooms: 5	
Subdivision: 22301	Zoning: LARS	Bedrooms: 4	
Rec Date: 12/24/2015	Prior Rec Date: 05/11/2004	Bath(F/H): 3 /	
Sale Date: 12/02/2015	Prior Sale Date: 12/19/2003	Yr Built/Eff: 1957 / 1974	
Sale Price: \$420,000	Prior Sale Price: \$339,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1619899	Acres: 0.19	Fireplace: Y / 1	
1st Mtg Amt: \$405,982	Lot Area: 8,178	Pool: POOL	
Total Value: \$310,045	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: CARPORT	

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **April 26, 2016**

JOB ADDRESS: **12225 WEST TERRA BELLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2532-014-016**

CASE#: **674604**

ORDER NO: **A-3708933**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 26, 2015**

COMPLIANCE EXPECTED DATE: **March 28, 2015**

DATE COMPLIANCE OBTAINED: **May 20, 2015**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3708933

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

ORDER TO COMPLY AND NOTICE OF FEE

WILLIAMS,DERAN L ET AL TR TERRA BELLA TRUST
0 PO BOX 3836
CHATSWORTH, CA 91313

CASE #: 674604

ORDER #: A-3708933

EFFECTIVE DATE: February 26, 2015

COMPLIANCE DATE: March 28, 2015

The undersigned mailed this notice
by regular mail, postage prepaid,
to the addressee on this day.

OWNER OF
SITE ADDRESS: 12225 W TERRA BELLA ST

FEB 20 2015

ASSESSORS PARCEL NO.: 2532-014-016
ZONE: RS; Suburban Zone

To the address as shown on the
last equalized assessment roll.
Initialed by AS

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. The invoice/notice will be sent to the 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. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all masonry units with head bed and wall joints solidly filled with mortar

Code Section(s) in Violation: 91.8104.14, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Masonry wall between 12219 and 12225 Terra Bella.

Comments: Masonry wall in need of repair.

INSPECTOR'S COPY



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 311 or 213-481-7201/2015108847

www.ladbs.org

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 days 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 \$660.00 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 \$2,310.00.

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)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: James Abreu

Date: February 19, 2015

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862

James.Abreu@lacity.org

MB
REVIEWED BY



EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **April 26, 2016**

JOB ADDRESS: **12225 WEST TERRA BELLA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2532-014-016**

CASE#: **584206**

ORDER NO: **A-3508569**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 5, 2014**

COMPLIANCE EXPECTED DATE: **May 8, 2014**

DATE COMPLIANCE OBTAINED: **May 13, 2014**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3508569

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

ORDER TO COMPLY AND NOTICE OF FEE

WILLIAMS, DERAN L ET AL TR TERRA BELLA TRUST
0 PO BOX 3836
CHATSWORTH, CA 91313

MAY 05 2014

CASE #: 584206
ORDER #: A-3508569
EFFECTIVE DATE: May 05, 2014
COMPLIANCE DATE: May 08, 2014

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

OWNER OF
SITE ADDRESS: 12225 W TERRA BELLA ST
ASSESSORS PARCEL NO.: 2532-014-016
ZONE: RS; Suburban Zone

Signature

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. The invoice/notice will be sent to the 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 recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Back yard.

CASE CLOSED 5-13-14

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 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine err 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)374-9862. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: James Abreu

Date: May 05, 2014

JAMES ABREU
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9862
James.Abreu@lacity.org

REVIEWED BY

