

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

November 6, 2014

Council District: # 7

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

JOB ADDRESS: **13708 WEST HUBBARD STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2513-005-025**

On December 2, 2011, 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: **13708 West Hubbard 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 December 2, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	402.62
Title Report fee	42.00
Grand Total	\$ 1,691.18

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,691.18** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,691.18** 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
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. 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. T10476
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 2513-005-025

Property Address: 13708 W HUBBARD ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: OHANNES K JENANIAN AND TERI ANN JENANIAN, HUSBAND AND WIFE, AS JOINT TENANTS

Grantee: DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND AS JOINT TENANTS.

Instrument: 2005/0114368

Book/Page: N/A

Dated: 12/01/2004

Recorded: 01/18/2005

MAILING ADDRESS: MR. AND MRS. JOSE VASQUEZ,
13708 HUBBARD ST. SYLMAR, CA 91342

TAX MAILING ADDRESS: MR. AND MRS. JOSE VASQUEZ,
13708 HUBBARD ST. SYLMAR, CA 91342

SCHEDULE B

LEGAL DESCRIPTION

LOT 54 OF TRACT 22496 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 620, PAGE(S) 42 TO 45 INCLUSIVE OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND.

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC.

Trustee: MARIN CONVEYANCING CORP.

Instrument: 2006/1183078

Book/Page: N/A

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

Work Order No. T10476

SCHEDULE B (Continued)

Amount: \$440,000.00
Dated: 05/19/2006
Maturity Date: 06/01/2046

Open Ended: NO
Recorded: 05/31/2006

MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC.,
981 AIRWAY COURT, SUITE E, SANTA ROSA, CA 95403-2049

ADDITIONAL MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC.,
100 WOOD HOLLOW DRIVE, NOVATO, CA 94945

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS),
P.O. BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 05/19/2008, RECORDED 05/20/2008 AS INSTRUMENT NO. 20080891999.

MAILING ADDRESS: ETS SERVICES, LLC,
2255 NORTH ONTARIO STREET, SUITE 400, BURBANK, CALIFORNIA 91504-3120

NOTICE OF TRUSTEE'S SALE, DATE: 08/21/2008, RECORDED 08/22/2008 AS
20081520304

MAILING ADDRESS: ETS SERVICES, LLC,
2255 NORTH ONTARIO STREET, SUITE 400, BURBANK, CALIFORNIA 91504-3120

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND.
Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR
GREENPOINT MORTGAGE FUNDING, INC.
Trustee: MARIN CONVEYANCING CORP.

Instrument: 2006/1183079
Amount: \$55,000.00
Dated: 05/19/2006
Maturity Date: 06/15/2021

Book/Page: N/A
Open Ended: YES
Recorded: 05/31/2006

MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC.,
981 AIRWAY COURT, SUITE E SANTA ROSA, CA 95403-2049

ADDITIONAL MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC.,
100 WOOD HOLLOW DRIVE, NOVATO, CA 94945

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS (MERS),
P.O. BOX 2026, FLINT, MI 48501-2026

SAID DEED OF TRUST IS SUBJECT TO ASSIGNMENT OF DEED OF TRUST, FROM

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. T10476

SCHEDULE B (Continued)

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. (ASSIGNOR) TO
GREENPOINT MORTGAGE FUNDING, INC (ASSIGNEE), DATED 10/24/2011,
RECORDED 11/03/2011 AS INSTRUMENT NO. 20111494688.

MAILING ADDRESS: CECILIA RODRIGUEZ
450 E. BOUNDARY ST. CHAPIN, SC 29036

ADDITIONAL MAILING ADDRESS: CORELOGIC ATTN: RELEASE DEPT.
450 E. BOUNDARY ST. CHAPIN, SC 29036

ADDITIONAL MAILING ADDRESS: MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC,
3300 S.W. 34TH AVENUE SUITE 101 OCALA, FL 34474

ADDITIONAL MAILING ADDRESS: GREENPOINT MORTGAGE FUNDING, INC,
15000 CAPITAL ONE DR, RICHMOND, VA 23238.

COMMONWEALTH LAND TITLE CO.

1/18/05

RECORDING REQUESTED BY:
All Escrow Services, Inc.

05 0114368

2

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:

Mr. and Mrs. Jose Vasquez
13708 Hubbard St.
Sylmar, CA 91342

Order No. 5035884-6
Escrow No. 04-01534-MH
Parcel No. 2513-005-025

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(44) (82) ✓

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS \$ 1,890.00; County \$462.00
X computed on full value of property conveyed, or
 computed on full value less liens or encumbrances remaining at the time of sale.
 unincorporated area: x Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Ohannes K Jenanian and Teri Ann Jenanian, husband and wife, as Joint Tenants

hereby GRANTS to Dora Vasquez and Jose T. Vasquez, wife and husband as Joint Tenants

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

Lot 54 of Tract 22496 in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 620, Page(s) 42 To 45 inclusive of Maps in the Office of the County Recorder of said County.

Date December 1, 2004

Ohannes K Jenanian
Ohannes K Jenanian

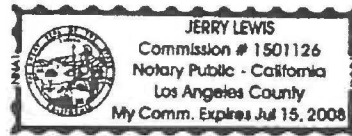
Teri Ann Jenanian
Teri Ann Jenanian

STATE OF CALIFORNIA)
) S.S.
COUNTY OF Los Angeles)

On December 29, 2004, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Ohannes K Jenanian and Teri Ann Jenanian 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 Jerry Lewis
Jerry Lewis



LAWYERS TITLE

Recording Requested By:
GreenPoint Mortgage Funding,
Inc.
Return To:
GreenPoint Mortgage Funding,
Inc.
981 Airway Court, Suite E
Santa Rosa, CA 95403-2049

06 1183078

2

2883344-77

Prepared By:
GreenPoint Mortgage Funding,
Inc.
100 Wood Hollow Drive,
Novato, CA 94945

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100013800897713158

2513-5-28

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated May 19, 2006 together with all Riders to this document.
- (B) "Borrower" is Dora Vasquez and Jose T. Vasquez, Wife And Husband

Borrower's address is 13708 Hubbard Street, Los Angeles, CA 91342
Borrower is the trustor under this Security Instrument.
(C) "Lender" is GreenPoint Mortgage Funding, Inc.

Lender is a Corporation organized and existing under the laws of the State of New York

CALIFORNIA -Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3006 1/01

 -SA (CA) (0207)

Page 1 of 15

VMP MORTGAGE FORMS - (800)521-7291

05/31/06

3

Lender's address is 100 Wood Hollow Drive, Novato, CA 94945

(D) "Trustee" is Marin Conveyancing Corp.

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

(F) "Note" means the promissory note signed by Borrower and dated May 19, 2006
The Note states that Borrower owes Lender four hundred forty thousand and 00/100 Dollars

(U.S. \$ 440,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2046

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

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

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

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Occupancy Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Interim Interest Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

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

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

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

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

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

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

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

05/31/08

06 1183078

4

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

County of Los Angeles
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

As more particularly described in exhibit "A" attached hereto and made a part hereof.

Parcel ID Number: 2513-005-025 which currently has the address of
13708 Hubbard Street [Street]
Los Angeles [City], California 91342 [Zip Code]
("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

05/31/06

06 1183078

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

Witnesses:

15

Dora Vasquez (Seal)
Dora Vasquez -Borrower

Jose T Vasquez (Seal)
Jose T. Vasquez -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

(Seal) -Borrower

05/31/06

WSP -SA (CA) (0207)

Page 14 of 15

Form 3006 1/01

06 1183078

16

State of California
County of *Los Angeles*

} ss.

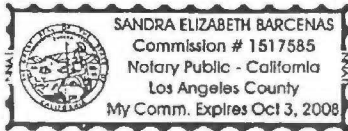
On *May 23, 2006*

before me, *Sandra Elizabeth Barcenas, Notary Public.*
personally appeared

Dora Vasquez, Jose T. Vasquez

~~, 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.



Sandra Elizabeth Barcenas : (Seal)

05/31/06

MSMP SA(CA) (0207)

Page 15 of 15

Form 3005 1/01

06 1183078

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

17

State of California

County of Los Angeles

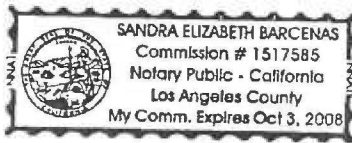
On May 23, 2006 before me, Sandra Elizabeth Barcenas, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Dora Vasquez and Jose T. Vasquez
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) 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.



Place Notary Seal Above

WITNESS my hand and official seal.

Sandra Elizabeth Barcenas
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

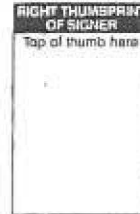
- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer -- Title(s): _____
- Partner -- Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

05/31/06

06 1183078

19

**INTERIM INTEREST RIDER TO
ADJUSTABLE RATE RIDER AND MORTGAGE, DEED OF TRUST OR
DEED TO SECURE DEBT**

This Rider is made this 19th day of May, 2006, and is incorporated into and shall be deemed to amend and supplement the Adjustable Rate Rider (the "Rider") and the Mortgage, Deed of Trust or Deed to Secure Debt (the "Security Instrument") of the same date herewith, given by undersigned ("Borrower") to evidence Borrower's indebtedness to GreenPoint Mortgage Funding, Inc. its successors and assigns ("Lender") which indebtedness is secured by a Security Instrument and covering the property described in the Security Instrument and located at:

13708 Hubbard Street, Los Angeles, CA 91342

Notwithstanding anything to the contrary set forth in the Note, Rider and Security Instrument, Lender and Borrower hereby acknowledge and agree to the following.

2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid principal until the full amount of Principal has been paid. Until the first day of the calendar month that immediately precedes the first payment date set forth in Section 3(A) of the Note, I will pay interest at a yearly rate of 7.625%. Thereafter, I will pay interest at a yearly rate of 1.000%, until the first Interest Change Date (as defined in Section 2(B) of the Note).

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of this Note.

All other provisions of the Note, Rider and Security Instrument are unchanged by this Addendum and remain in full force and effect.

Dora Vasquez (Borrower)
Dora Vasquez

Jose T. Vasquez (Borrower)
Jose T. Vasquez

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

05/31/06

06 1183078

20

ADJUSTABLE RATE RIDER
Monthly Treasury Average Index - Payment and Rate Caps

THIS ADJUSTABLE RATE RIDER is made this 19th day of May, 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to GreenPoint Mortgage Funding, Inc.

("Lender") of the same date and covering the property described in the Security Instrument and located at: 13708 Hubbard Street, Los Angeles, CA 91342

[Property Address]

THE NOTE CONTAINS PROVISIONS THAT WILL CHANGE THE INTEREST RATE AND THE MONTHLY PAYMENT. THERE MAY BE A LIMIT ON THE AMOUNT THAT THE MONTHLY PAYMENT CAN INCREASE. THE PRINCIPAL AMOUNT TO REPAY COULD BE GREATER THAN THE AMOUNT ORIGINALLY BORROWED, BUT NOT MORE THAN THE LIMIT STATED IN THE NOTE.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for changes in the interest rate and the monthly payments, as follows:

2. INTEREST

(A) Interest Rate

Interest will be charged on unpaid principal until the full amount of Principal has been paid. I will pay interest at a yearly rate of 1.000 %. The interest rate I will pay may change.

The interest rate required by this Section 2 is the rate I will pay both before and after any default described in Section 7(B) of this Note.

(B) Interest Rate Change Dates

The interest rate I will pay may change on the first day of July, 2006 and on that day every month thereafter. Each date on which my interest rate could change is

829R-08 (02/05) GreenPoint Mortgage Funding, Inc.

Page 1 of 5

05/31/06

06 1183078

24

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Adjustable Rate Rider.

Dora Vasquez (Seal)
Dora Vasquez -Borrower

Jose T. Vasquez (Seal)
Jose T. Vasquez -Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

____ (Seal)
-Borrower

829R-OB (02/05) GreenPoint Mortgage Funding, Inc.

Page 5 of 5

05/31/06

06 1183078

25.

OCCUPANCY RIDER TO MORTGAGE/ DEED OF TRUST/SECURITY DEED

THE OCCUPANCY RIDER is made this 19th day of May, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note (the "Note") to GreenPoint Mortgage Funding, Inc. (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

13708 Hubbard Street, Los Angeles, CA 91342
("Property Address")

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

1. That the above-described property will be personally occupied by the Borrower as their principal residence within 60 days after the execution of the Security Instrument and Borrower shall continue to occupy the property as their principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld.
2. That if residency is not established as promised above as well as in the Security Instrument, the Lender may, without further notice, take any or all of the following actions:
 - a. increase the interest rate on the Note by one-half of one percent (0.500%) per annum on a fixed-rate loan or increase the Margin on an Adjustable Rate Note by one-half of one percent (0.500%) per annum and to adjust the principal and interest payments to the amount required to pay the loan in full within the remaining term; and/or
 - b. charge a non-owner occupancy rate adjustment fee of two percent (2.00%) of the original principal balance and/or
 - c. require payment to reduce the unpaid principal balance of the loan to the lesser of (1) 70% of the purchase price of the property or (2) 70% of the appraised value at the time the loan was made. The reduction of the unpaid principal balance shall be due and payable within thirty (30) days following receipt of a written demand for payment, and if not paid within thirty (30) days will constitute a default under the terms and provisions of the Note and Security Instrument, and/or
 - d. declare a default under the terms of the Note and Security Instrument and begin foreclosure proceedings, which may result in the sale of the above-described property; and/or
 - e. refer what is believed to be fraudulent acts to the proper authorities for prosecution. It is a federal crime punishable by fine or imprisonment, or both, to knowingly make any false statements or reports for the purpose of influencing in any way the action of the Lender in granting a loan on the above property under the provisions of TITLE 18, UNITED STATES CODE, SECTIONS 1010 AND 1014.

05/31/06

06 1183078

26

It is further understood and agreed that any forbearance by the Lender in exercising any right or remedy given here, or by applicable law, shall not be a waiver of such right or remedy.

Should any clause, section or part of this Occupancy Rider be held or declared to be void or illegal for any reason, all other clauses, sections or parts of this Occupancy Rider which can be effected without such illegal clause, section or part shall nevertheless continue in full force and effect.

It is further specifically agreed that the Lender shall be entitled to collect all reasonable costs and expenses incurred in pursuing the remedies set forth above, including but not limited to, reasonable attorney's fees.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Occupancy Rider.

Dora Vasquez (Borrower)
Dora Vasquez

José T. Vasquez (Borrower)
José T. Vasquez

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

(Borrower)

05/31/06

06 1183078

RECORDING REQUESTED BY:

LSI TITLE AGENCY - FIS DEFAULT

ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120
(818) 260-1600



TS NO : GM-142371-C
LOAN NO : 0307722703

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND was the original Trustor, MARIN CONVEYANCING CORP. was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 5/19/2006 and recorded on 5/31/2006 as Instrument No. 06 1183078, in Book , Page of Official Records of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

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

NOW, THEREFORE, the undersigned desires to substitute ETS SERVICES, LLC, as Trustee under said Deed of Trust.

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

Dated : 5/19/2008

MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC.

Cindy Sandoval
Cindy Sandoval, ASSISTANT SECRETARY

State of California) ss.
County of Los Angeles }

On 5/19/2008 before me, Elizabeth Ogbomon Notary Public, personally appeared Cindy Sandoval 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 *Elizabeth Ogbomon* (Seal)
Elizabeth Ogbomon



2

RECORDING REQUESTED BY
ETS Services, LLC

AND WHEN RECORDED MAIL TO:
ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120



T.S. No. GM-142371-C
Loan No. 0307722703

SPACE ABOVE THIS LINE FOR RECORDER'S USE
NOTICE OF TRUSTEE'S SALE *7805203*

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 5/19/2006. 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.

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by a state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 of the Financial Code and authorized to do business in this state, will be held by the duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to satisfy the obligation secured by said Deed of Trust. The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein.

TRUSTOR: DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND

Recorded 5/31/2006 as Instrument No. 06 1183078 in Book , page of
Official Records in the office of the Recorder of Los Angeles County, California,
Date of Sale: 9/12/2008 at 10:30 AM

Place of Sale: **At the west side of the Los Angeles County Courthouse, directly facing
Norwalk Blvd., 12720 Norwalk Blvd., Norwalk, California**

Property Address is purported to **13708 HUBBARD ST
LOS ANGELES, California 91342**
APN #: 2513-005-025

The total amount secured by said instrument as of the time of initial publication of this notice is **\$517,553.78**, which includes the total amount of the unpaid balance (including accrued and unpaid interest) and reasonable estimated costs, expenses, and advances at the time of initial publication of this notice.

Date: 8/21/2008

ETS Services, LLC
2255 North Ontario Street, Suite 400
Burbank, California 91504-3120
Sale Line: 714-730-2727


Digna Del Fonso, TRUSTEE SALE OFFICER

✓

06 1183079

LAWYERS TITLE

23833477
After recording please return to:
GreenPoint Mortgage Funding, Inc.
981 Airway Court, Suite E
Santa Rosa, CA 95403-2049
[Company Name & Address]

This instrument was prepared by:
GreenPoint Mortgage Funding, Inc.
100 Wood Hollow Drive, Novato, CA 94945
[Company Name & Address]

(800) 462-2700
[Telephone No.]

2513-5-25

(Check if applicable) This Deed of Trust secures a purchase money loan.
Assessor's property tax parcel or account number: 2513-005-025

OPEN-END DEED OF TRUST MIN # 100013800897713232
Line of Credit Trust Deed

THIS IS A HOME EQUITY CREDIT LINE DEED OF TRUST. DEFAULT ON PAYMENTS MAY RESULT IN THE LOSS OF YOUR HOME. THIS INSTRUMENT SECURES AN OBLIGATION THAT MAY INCREASE AND DECREASE FROM TIME TO TIME.

This Deed of trust
is Second & Subject to
a first Deed of trust
Recording Concurrently
herewith.

05/31/06

HELOC Deed of Trust California
GreenPoint Mortgage Funding, Inc.

Page 1 of 12

HELOC DOT 02/2006

12

Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence. If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale. Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

23. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all HELOC Agreements evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

24. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

25. **Senior Lien.** In the event that there is a lien senior to the lien of this Security Instrument, Borrower agrees to fully discharge such lien according to its terms. In the event that the holder of the lien commences proceedings to foreclose the lien in preparation for selling the Property to satisfy the lien, Lender may take action to reinstate or, at Lender's option, repay the lien in full and obtain a full release or an assignment of the lien from the lienholder. Any amounts so expended by Lender shall be secured by the lien of this Security Instrument. Any default of Borrowers in discharging their obligations to the senior lienholder shall be a default under this Security Instrument giving Lender the rights set forth in Section 22 and elsewhere in this Security Instrument.

26. **Request for Notice of Default.** Lender requests that it be provided notice of any event of default with respect to any senior lien on the Property and that such notice be sent to Lender at the following address: GreenPoint Mortgage Funding, Inc., 2300 Brookstone Centre Parkway, Columbus, GA 31904.

27. **Riders to this Security Instrument.** Means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

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

05/31/06

HELOC Deed of Trust California
GreenPoint Mortgage Funding, Inc.

Page 11 of 12

HELOC DOT 02/2006

06 1183079

13

IN WITNESS WHEREOF, this Deed of Trust has been signed and sealed by Borrowers as of the date first above written.

Witnesses:

Borrowers:

Dora Vasquez
Dora Vasquez

Jose T. Vasquez
Jose T. Vasquez

State of California

County of Los Angeles

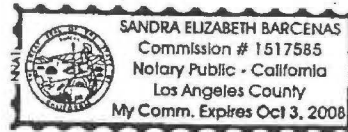
On May 23, 2006 before me,
Sandra Elizabeth Barcenas notary public, personally appeared Dora Vasquez, Jose T. Vasquez

, 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 the behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Sandra Elizabeth Barcenas
Notary Public

My Commission Expires: Oct 3, 2008



HELOC Deed of Trust California
GreenPoint Mortgage Funding, Inc.

Page 12 of 12

HELOC DOT 02/2006

05/31/06

06 1183079

14

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

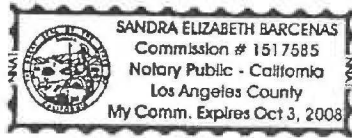
On 5/23/06 before me, Sandra Elizabeth Barcenas, Notary Public

personally appeared Dora Vasquez and Jose T. Vasquez

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.



Place Notary Seal Above

WITNESS my hand and official seal.

Sandra Elizabeth Barcenas
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

05/31/06

06 1183079

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

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



DocID# 4852206393415060

Property Address:

13708 Hubbard St
LOS ANGELES, CA 91342-4363

CA0-ADT 15579828

10/20/2011

This space for Recorder's use

MIN #: 100013800897713232

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 3300 S.W. 34th Avenue, Suite 101 Ocala, FL 34474 does hereby grant, sell, assign, transfer and convey unto GREENPOINT MORTGAGE FUNDING, INC whose address is 15000 CAPITAL ONE DR, RICHMOND, VA 23238 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: GREENPOINT MORTGAGE FUNDING, INC.
Original Borrower(s): DORA VASQUEZ AND JOSE T. VASQUEZ, WIFE AND HUSBAND
Original Trustee: MARIN CONVEYANCING CORP.
Date of Deed of Trust: 5/19/2006
Original Loan Amount: \$55,000.00

Recorded in Los Angeles County, CA on: 5/31/2006, book N/A, page N/A and instrument number 06 1183079

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on
OCT 24 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: Bud Kamyabi
Bud Kamyabi Assistant Secretary


State of California
County of Ventura

On OCT 24 2011 before me, Desiree Carson, Notary Public, personally appeared
Bud Karnyabl

, 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: _____
My Commission Expires: _____

(Seal)

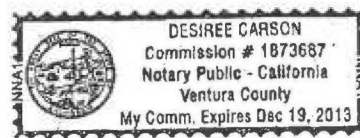


EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: November 6, 2014

JOB ADDRESS: 13708 WEST HUBBARD STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2513-005-025

Last Full Title: 07/22/2014

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE T. AND DORA VASQUEZ
13708 HUBBARD STREET
SYLMAR, CA. 91342-4363
CAPACITY: OWNERS

- 2). GREENPOINT MORTGAGE FUNDING, INC.
981 AIRWAY COURT, SUITE E
SANTA ROSA, CA. 95403-2049
CAPACITY: INTERESTED PARTIES

- 3). GREENPOINT MORTGAGE FUNDING, INC.
100 WOOD HOLLOW DRIVE
NOVATO, CA. 94945
CAPACITY: INTERESTED PARTIES

- 4). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS
PO BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 5). ETS SERVICES, LLC
2255 NORTH ONTARIO STREET, SUITE 400
BURBANK, CA. 91504-3120
CAPACITY: INTERESTED PARTIES

- 6). CECILIA RODRIGUEZ
450 EAST BOUNDARY STREET
CHAPIN, SC. 29036
CAPACITY: INTERESTED PARTY

- 7). CORELOGIC
ATTN: RELEASE DEPARTMENT
450 EAST BOUNDARY STREET
CHAPIN, SC. 29036
CAPACITY: INTERESTED PARTIES

8). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
3300 S.W. 34TH AVENUE, SUITE 101
OCALA, FL. 34474 CAPACITY: INTERESTED PARTIES

9). GREENPOINT MORTGAGE FUNDING, INC
15000 CAPITAL ONE DRIVE
RICHMOND, VA. 23238 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
13708 HUBBARD ST, SYLMAR, CA 91342-4363



Owner Information

Owner Name: VASQUEZ DORA & JOSE T
Mailing Address: 13708 HUBBARD ST, SYLMAR CA 91342-4363 C033
Vesting Codes: //

Location Information

Legal Description:	TRACT # 22496 LOT 54	APN:	2513-005-025
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1061.14 / 1	Subdivision:	22496
Township-Range-Sect:		Map Reference:	2-F3 / 482-B4
Legal Book/Page:	620-42	Tract #:	22496
Legal Lot:	54	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SYL	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	01/18/2005 / 12/01/2004	1st Mtg Amount/Type:	\$336,000 / CONV
Sale Price:	\$420,000	1st Mtg Int. Rate/Type:	7.00 / ADJ
Sale Type:	FULL	1st Mtg Document #:	114369
Document #:	114368	2nd Mtg Amount/Type:	\$84,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$332.81
New Construction:		Multi/Split Sale:	

Title Company: COMMONWEALTH LAND TITLE CO.
Lender: CAPSTONE LNDG
Seller Name: JENANIAN OHANNES K & TERI A

Prior Sale Information

Prior Rec/Sale Date:	07/28/1999 / 07/16/1999	Prior Lender:	MISCELLANEOUS FIN
Prior Sale Price:	\$140,000	Prior 1st Mtg Amt/Type:	\$133,000 / CONV
Prior Doc Number:	1401836	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,262	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1958 / 1958	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,821	Lot Width/Depth:	69 x 114	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$389,900	Assessed Year:	2014	Property Tax:	\$3,739.05
Land Value:	\$302,500	Improved %:	22%	Tax Area:	16
Improvement Value:	\$87,400	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$389,900				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

13708 HUBBARD ST, SYLMAR, CA 91342-4363**8 Comparable(s) Selected.**

Report Date: 11/12/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$420,000	\$263,000	\$380,000	\$333,625
Bldg/Living Area	1,262	1,092	1,444	1,244
Price/Sqft	\$332.81	\$182.13	\$343.41	\$271.76
Year Built	1958	1947	1963	1954
Lot Area	7,821	4,836	9,107	6,477
Bedrooms	4	2	4	3
Bathrooms/Restrooms	2	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$389,900	\$58,950	\$352,000	\$230,207
Distance From Subject	0.00	0.12	0.49	0.32

* = user supplied for search only

Comp #:1		Distance From Subject:0.12 (miles)	
Address: 12866 BROMONT AVE, SAN FERNANDO, CA 91340-1042			
Owner Name: DE LA TORRE LUIS/AGUIRRE SANDRA			
Seller Name: RESTORE NEIGHBORHOODS LA INC			
APN:	2513-005-015	Map Reference:	2-F3 / 482-C4
County:	LOS ANGELES, CA	Census Tract:	1061.14
Subdivision:	26075	Zoning:	LAR1
Rec Date:	09/24/2014	Prior Rec Date:	05/09/2012
Sale Date:	05/29/2014	Prior Sale Date:	04/11/2012
Sale Price:	\$380,000	Prior Sale Price:	\$280,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1009951	Acres:	0.21
1st Mtg Amt:	\$321,000	Lot Area:	9,107
Total Value:	\$286,793	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,289
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1961 / 1961
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.21 (miles)	
Address: 12827 BROMONT AVE, SAN FERNANDO, CA 91340-1043			
Owner Name: VARGAS LUCIO G			
Seller Name: MATTAR GEORGE & SANDRA			
APN:	2513-004-020	Map Reference:	2-F3 / 482-C4
County:	LOS ANGELES, CA	Census Tract:	1061.14
Subdivision:	22496	Zoning:	LAR1
Rec Date:	07/29/2014	Prior Rec Date:	01/25/2002
Sale Date:	07/01/2014	Prior Sale Date:	12/05/2001
Sale Price:	\$307,000	Prior Sale Price:	\$202,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	782471	Acres:	0.14
1st Mtg Amt:	\$301,439	Lot Area:	6,182
Total Value:	\$243,421	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,232
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	CENTRAL
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.27 (miles)	
Address: 13514 LAZARD ST, SAN FERNANDO, CA 91340-1021			
Owner Name: JUAREZ ROMAN/MOLINA ARACELY			
Seller Name: GAMEZ ROSAURA			
APN:	2513-008-044	Map Reference:	2-F4 / 482-C4
County:	LOS ANGELES, CA	Census Tract:	1061.14
Subdivision:	22496	Zoning:	LAR1
Rec Date:	03/05/2014	Prior Rec Date:	06/04/2001
Sale Date:	05/01/2013	Prior Sale Date:	04/20/2001
Sale Price:	\$264,000	Prior Sale Price:	\$194,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	225583	Acres:	0.17
1st Mtg Amt:	\$259,218	Lot Area:	7,565
Total Value:	\$267,682	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,244
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:4		Distance From Subject:0.3 (miles)	
Address: 13908 AZTEC ST, SYLMAR, CA 91342-4203			
Owner Name: VILLATORO MARITZA Y			
Seller Name: JP & E DEV LLC			
APN:	2509-018-009	Map Reference:	2-E3 / 482-B4
County:	LOS ANGELES, CA	Census Tract:	1064.03
Subdivision:	26855	Zoning:	LAR1
Rec Date:	02/27/2014	Prior Rec Date:	09/10/2013
Sale Date:	01/27/2014	Prior Sale Date:	08/20/2013
Sale Price:	\$370,000	Prior Sale Price:	\$280,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	203397	Acres:	0.13
1st Mtg Amt:	\$363,298	Lot Area:	5,786
Total Value:	\$352,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,276
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1963 / 1963
		Air Cond:	EVAP COOLER
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #: 5		Distance From Subject: 0.35 (miles)	
Address: 1943 PHILLIPPI ST, SAN FERNANDO, CA 91340-1028			
Owner Name: LEDESMA LOUIS F			
Seller Name: JOHNSON TRUST B			
APN: 2517-004-026	Map Reference: 2-F4 / 482-B5	Living Area: 1,281	
County: LOS ANGELES, CA	Census Tract: 3201.00	Total Rooms: 6	
Subdivision: 6573	Zoning: SFR1*	Bedrooms: 3	
Rec Date: 09/02/2014	Prior Rec Date: 10/15/1993	Bath(F/H): 2 /	
Sale Date: 07/03/2014	Prior Sale Date:	Yr Built/Eff: 1950 / 1952	
Sale Price: \$340,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 917466	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$333,743	Lot Area: 6,082	Pool:	
Total Value: \$58,950	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #: 6		Distance From Subject: 0.35 (miles)	
Address: 13055 DRONFIELD AVE, SYLMAR, CA 91342-4354			
Owner Name: RANCHO A LLC			
Seller Name: STAMPS EULA C			
APN: 2509-006-047	Map Reference: 2-E3 / 482-B4	Living Area: 1,444	
County: LOS ANGELES, CA	Census Tract: 1064.03	Total Rooms: 6	
Subdivision: 24184	Zoning: LAR1	Bedrooms: 2	
Rec Date: 02/25/2014	Prior Rec Date:	Bath(F/H): 1 /	
Sale Date: 12/03/2013	Prior Sale Date:	Yr Built/Eff: 1947 / 1948	
Sale Price: \$263,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 191798	Acres: 0.11	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 5,000	Pool:	
Total Value: \$264,194	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 7		Distance From Subject: 0.43 (miles)	
Address: 12827 BORDEN AVE, SYLMAR, CA 91342-4215			
Owner Name: BELARA MARIA M			
Seller Name: ARANA ABEL & MARIA E			
APN: 2508-007-025	Map Reference: 2-E4 / 482-B4	Living Area: 1,092	
County: LOS ANGELES, CA	Census Tract: 1064.03	Total Rooms: 5	
Subdivision: 8826	Zoning: LAR1	Bedrooms: 3	
Rec Date: 08/20/2014	Prior Rec Date: 01/15/2014	Bath(F/H): 1 /	
Sale Date: 05/16/2014	Prior Sale Date: 12/18/2013	Yr Built/Eff: 1947 / 1947	
Sale Price: \$375,000	Prior Sale Price: \$270,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 872014	Acres: 0.11	Fireplace: Y / 1	
1st Mtg Amt: \$368,207	Lot Area: 4,836	Pool:	
Total Value: \$295,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 8		Distance From Subject: 0.49 (miles)	
Address: 2030 WARREN ST, SAN FERNANDO, CA 91340-1649			
Owner Name: GARCIA WILQUIN J/MACIAS MARISSA			
Seller Name: BROWN ROBERT & M TRUST			
APN: 2517-011-006	Map Reference: 2-E4 / 482-B5	Living Area: 1,098	
County: LOS ANGELES, CA	Census Tract: 3201.00	Total Rooms: 5	
Subdivision: 18316	Zoning: SFR1*	Bedrooms: 3	
Rec Date: 08/04/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 07/14/2014	Prior Sale Date:	Yr Built/Eff: 1953 / 1955	
Sale Price: \$370,000	Prior Sale Price:	Air Cond: EVAP COOLER	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 807770	Acres: 0.17	Fireplace: /	
1st Mtg Amt: \$351,500	Lot Area: 7,260	Pool:	
Total Value: \$73,617	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **November 6, 2014**

JOB ADDRESS: **13708 WEST HUBBARD STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2513-005-025**

CASE#: **433987**

ORDER NO: **A-2895930**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 2, 2011**

COMPLIANCE EXPECTED DATE: **January 1, 2012**

DATE COMPLIANCE OBTAINED: **February 1, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2895930

1011020201

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

VASQUEZ, DORA AND JOSE T
13708 HUBBARD ST
SYLMAR, CA 91342

DEC 01 2011

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

CASE #: 433987
ORDER #: A-2895930
EFFECTIVE DATE: December 02, 2011
COMPLIANCE DATE: January 01, 2012

OWNER OF
SITE ADDRESS: 13708 W HUBBARD ST
ASSESSORS PARCEL NO.: 2513-005-025
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, 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. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of materials in the required yard(s).
Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.
Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

3. The approximate 18' x 24' building in the rear yard was constructed without the required permits and approvals.

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



CODE ENFORCEMENT BUREAU
For routine City business and non-emergency services: Call 3-4-1
www.ladbs.org

INSPECTOR COPY

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

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.

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9856.

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

Inspector: 

Date: November 29, 2011

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856


REVIEWED BY