

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
INTERIM PRESIDENT

E. FELICIA BRANNON
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

June 24, 2014

Council District: # 7

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

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2647-007-013**

On April 25, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **10045 North Bevis Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on April 25, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	286.18
Title Report fee	42.00
Grand Total	\$ 1,574.74

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 **\$1,574.74** 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 **\$1,574.74** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

for *Steve Ongele*
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

BA
CITY CLERK
2014 JUN 15 10:55 AM
CITY CLERK



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

Property Title Report

Work Order No. T10052
Dated as of: 04/01/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN # 2647-007-013

Property Address: 10045 BEVIS AVENUE / City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Quitclaim Deed

Grantor: Ernie Bustamante, spouse of the grantee

Grantee: Debra Bustamante, a married woman as her sole and separate property

Instrument: 20082011244

Book/Page: N/A

Dated: 10/16/2008

Recorded: 11/14/2008

Mailing Address: Debra Bustamante
10045 Bevis Avenue, Los Angeles, CA 91345

SCHEDULE B

LEGAL DESCRIPTION

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 53 OF TRACT NO. 18769, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 482, PAGES 44 THROUGH 46 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

~~TAX ID NO. 2647-0047-013~~

ADDRESS: 10045 BEVIS AVENUE, MISSION HILLS, CA 91345

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. T10052

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument: Deed of Trust

Trustor/Mortgagor: Debra Bustamante, a married woman as her sole and separate property, and Adam Smith, and Diana Smith, husband and wife as joint tenants, all as joint tenants

Lender/Beneficiary: Mortgage Electronic Registration Systems Inc., as nominee for Countrywide Bank, FSB

Trustee: Recon Trust Company, N.A.

Instrument: 20082011245

Book/Page: N/A

Amount: \$228,174.00

Open Ended: No

Dated: 11/06/2008

Recorded: 11/14/2008

Maturity Date: 12/01/2038

Mailing Address: 1199 North Fairfax St. Ste. 500, Alexandria, VA 22314

Said Deed of Trust is subject to a Corporation Assignment of Deed of Trust from Mortgage Electronic Registration Systems Inc. (Assignor) to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP (Assignee), dated 09/15/2010, recorded 09/24/2010, in instrument number 20101357342.

Mailing Address: N/A

Said Deed of Trust is further subject to a Notice of Trustee's Sale dated 12/20/2010, recorded 12/22/2010, in instrument number 20101894838.

*BAC HOME LOANS SERVICING,
LP FKA COUNTRYWIDE HOME LOANS*

Mailing Address: 1800 Tapo Canyon Rd., Simi Valley, CA 93063

Said Deed of Trust is further subject to an Assignment of Deed of Trust from Mortgage Electronic Registration Systems Inc. (Assignor) to Bank of America, N.A. (Assignee), dated 02/10/2012, recorded 02/21/2012, in instrument number 20120275113.

Mailing Address: 400 National Way, Simi Valley, CA 93065

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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:
Debra Bustamante
10045 Bevis Avenue
Los Angeles, CA 91345



Space Above This Line for Recorder's Use Only

A.P.N.: 2647-007-013

Order No.: 08-4-320769

Escrow No.: CW75113-SG

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX \$NONE

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- unincorporated area, City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Ernie Bustamante, spouse of the grantee

hereby remise, release and forever quitclaim to
Debra Bustamante, a married woman as her sole and separate property

the following described property in the City of Los Angeles County of Los Angeles State of California;
Lot 53 of Tract 18769, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book
482, Page(s) 44 through 46, Inclusive of Maps in the Office of the County Recorder of said County.

[Handwritten mark] "This conveyance establishes sole and separate property of a spouse, R&T 11911."

"It is the express intent of the Grantor, being the spouse of the Grantee to convey all right, title and interest of the Grantor,
community or otherwise, in and to the herein described property to the Grantee as her sole and separate property."

[Handwritten signature]
Ernie Bustamante

Document Date: October 16, 2008

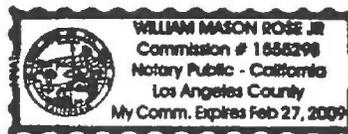
STATE OF CALIFORNIA)SS
COUNTY OF LOS ANGELES)

On OCT. 21, 2008 before me, WILLIAM MASON ROSE, JR., a notary public in and for said
state, personally appeared ERNIE BUSTAMANTE, 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 CA that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature *[Handwritten signature]*



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

2



Recording Requested By:
T. ANDRADE

COUNTRYWIDE BANK, FSB

After Recording Return To:
COUNTRYWIDE BANK, FSB

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

[Space Above This Line For Recording Data]

CA1973956436703
[Case #]

CW75113-SG
[Escrow/Closing #]

00020019266011008
[Doc ID #]

State of California

DEED OF TRUST

FHA Case No. CA1973956436703

MIN 1001337-0003427332-9

THIS DEED OF TRUST ("Security Instrument") is made on NOVEMBER 06, 2008 .The Trustor is DEBRA BUSTAMANTE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ADAM SMITH, AND DIANA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS

whose address is
10045 BEVIS AVE, MISSION HILLS, CA 91345-3103
("Borrower"). The trustee is
RECON TRUST COMPANY, N.A.
225 WEST HILLCREST DRIVE, MSN TO-02,, THOUSAND OAKS, CA 91360

FHA California Deed of Trust with MERS - 4/98
MERS FHA Deed of Trust-CA
1004N-CA (12/07)(d1)

Page 1 of 8

Amended 2/98



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CASE #: CA1973956436703

DOC ID #: 00020019266011008

("Trustee"). The beneficiary is Mortgage Electronic Registration Systems, Inc. ("MERS"), (solely as nominee for Lender, as hereinafter defined, and Lender's successors and assigns). 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.

COUNTRYWIDE BANK, FSB

("Lender") is organized and existing under the laws of THE UNITED STATES, and has an address of 1199 North Fairfax St. Ste.500, Alexandria, VA 22314

Borrower owes Lender the principal sum of

TWO HUNDRED TWENTY EIGHT THOUSAND ONE HUNDRED SEVENTY FOUR and 00/100

Dollars (U.S. \$ 228,174.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on DECEMBER 01, 2038. This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by

the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property located in LOS ANGELES County, California:

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

Parcel ID Number: 2647007013

which has the address of

10045 BEVIS AVE, MISSION HILLS
[Street, City]

California 91345-3103 ("Property Address");
[Zip Code]

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

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property,

MERS FHA Deed of Trust-CA
1004N-CA (12/07)

Page 2 of 8

08 2011245

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CASE #: CA1973956436703

DOC ID #: 00020019266011008

Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

19. **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 notes 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. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a 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.

20. **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.

21. **Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

22. **Beneficiary Statement.** Lender may collect a fee, not to exceed the maximum amount permitted by law for furnishing the Beneficiary statement as provided by Section 2943 of the Civil Code of California.

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

- Condominium Rider
- Growing Equity Rider
- Other [specify]
- Planned Unit Development Rider
- Graduated Payment Rider

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

Debra Bustamante (Seal)
DEBRA BUSTAMANTE - Borrower

Adam Smith (Seal)
ADAM SMITH - Borrower

Diana Smith (Seal)
DIANA SMITH - Borrower

_____ (Seal)
- Borrower

08 2011245

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CASE #: CA1973956436703

DOC ID #: 00020019266011008

State of California

County of Los Angeles

On Nov 6, 2008 before me, Iliana Julio - Notary Public
personally appeared Debra Bustamante and Adam and Diana
Smith

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 *Iliana Julio* (Seal)



See Attached

08 2011245

OUR NO. 08-4-320769

EXHIBIT "A"

DESCRIPTION: THE LAND REFERRED TO HEREIN IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 53 OF TRACT NO 18769, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 482, PAGES 44 THROUGH 46 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN NO.. 2647-007-013

08 2011245

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ALL PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA }
COUNTY OF Los Angeles }ss

On November 4th, 2008 before me

Liana J. Julio, Notary Public,

personally appeared Debra Bustamante, Adam Smith and

Diana Smith

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 *Liana J. Julio*



(NOTARY SEAL)

ATTENTION NOTARY: Although the information requested below is **OPTIONAL**, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED BELOW

Title of Document Type Deed of Trust.

Number of Pages _____ Date of Document 11/6/08

Signer(s) Other Than Named Above _____

08 2011245

All Purpose Acknowledgment

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



TS No. 10-0107567

10-8-411630

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:

BAC HOME LOANS SERVICING, LP FKA COUNTRYWIDE HOME LOANS

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 11/06/2008, EXECUTED BY:
DEBRA BUSTAMANTE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ADAM
SMITH, AND DIANA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS, TRUSTOR;
TO RECON TRUST COMPANY, N.A., TRUSTEE AND RECORDED AS INSTRUMENT NO. 20082011245 ON
11/14/2008, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES COUNTY, IN
THE STATE OF CALIFORNIA.

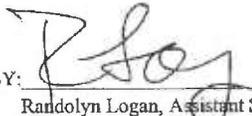
DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

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: SEP 15 2010

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

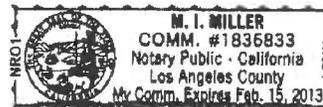
State of: CALIFORNIA
County of: VENTURA

BY: 
Randolyn Logan, Assistant Secretary

SEP 22 2010 before me, M I Miller, notary public, personally appeared
RANDOLYN LOGAN, who proved to me on the basis of satisfactory evidence to be the
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)
M I Miller



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Form asgmt (01/09)

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063



WHEN RECORDED MAIL TO:
RECONTRUST COMPANY
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
TS No. 10-0107567
Title Order No. 10-8-411630

APN No. 2647-007-013

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED 11/06/2008. 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 DEBRA BUSTAMANTE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ADAM SMITH, AND DIANA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS, dated 11/06/2008 and recorded 11/14/2008, as Instrument No. 20082011245, in Book , Page of Official Records in the office of the County Recorder of LOS ANGELES County, State of California, will sell on 01/14/2011 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: 10045 BEVIS AVE, MISSION HILLS, CA 91345-3103. 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 \$241,542.55. 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.
1800 Tapo Canyon Rd., CA6-914-01-94
SIMI VALLEY, CA 93063
Phone/Sale Information: (800) 281-8219

By:  Authorized Signer

DEC 20 2010

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

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Form nos (07/10)

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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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).

Rhonda L Weston
(Signature) Rhonda L Weston, Vice President

12/15/10
Date

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

♻️ Recycled Paper

Recording Requested By:
Bank of America
Prepared By: Mary Ann Hierman
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# 11020019266081169

Property Address:
10045 Bevis Ave
Mission Hills, CA 91345-3103

CA0-ADT 17241709 2/9/2012

This space for Recorder's use

MIN #: 1001337-0003427332-9 MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto BANK OF AMERICA, N.A whose address is 400 NATIONAL WAY, SIMI VALLEY, CA 93065 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: COUNTRYWIDE BANK, FSB
Original Borrower(s): DEBRA BUSTAMANTE, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, AND ADAM SMITH, AND DIANA SMITH, HUSBAND AND WIFE AS JOINT TENANTS, ALL AS JOINT TENANTS
Original Trustee: RECON TRUST COMPANY, N.A.
Date of Deed of Trust: 10/30/2008
Original Loan Amount: \$228,174.00

Recorded in Los Angeles County, CA on: 11/14/2008, book N/A, page N/A and instrument number 20082011245

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on FEB 10 2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

By: Luis Roldan
Assistant Secretary

State of California
County of Ventura

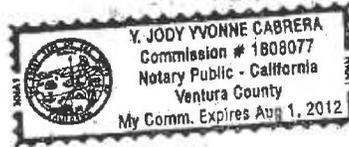
On FEB 10 2012 before me, Y. Jody Yvonne Cabrera, Notary Public, Notary Public, personally appeared

Luis Roldan
, 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: [Signature] Y. Jody Yvonne Cabrera (Seal)
My Commission Expires: 8-1-12



DocID# 11020019266081169

- LINEAR TITLE AND CLOSING, ABG, A28	LOS ANGELES, CA
04/01/2014 08:21AM M444	PAGE 1 OF 1
LOS ANGELES 2013-14 TAX ROLL	INVESTIGATIVE SEARCH RESULTS

**CUSTOMER SERVICE REQUEST ONLY
PAYMENTS AS OF 03/21/2014
SEARCH PARAMETERS**

ENTERED APN: 2647-007-013

✓ APN: 2647-007-013

TRA: 00016 - CITY OF LOS ANGELES - 44 ACQ DATE: 11/14/2008
 LEGAL: LOT/SECT 53 TRACT NO 18769
 SITUS: 10045 BEVIS AVE LOS ANGELES CA 91345
 MAIL: 10045 BEVIS AVE MISSION HILLS CA 91345

ASSESSED OWNER(S)	2013-14 ASSESSED VALUES
BUSTAMANTE DEBRA AND	LAND 175,266
SMITH ADAM AND DIANA	IMPROVEMENTS 164,599
	EXEMPTIONS(HO) [7,000]
	TAXABLE 332,865

2013-14 TAXES	1ST INST	2ND INST	TOTAL TAX
STATUS	PAID	PAID	
PAYMENT DATE	11/14/2013	03/19/2014	
DELINQUENT DATE	12/10/2013	04/10/2014	
INSTALLMENT	2,121.38	2,121.38	4,242.76
PENALTY	212.14	222.14	434.28
BALANCE DUE	0.00	0.00	0.00

ASSESSMENT DETAIL			
ACCT #	TYPE	AMOUNT	DESCRIPTION OF ASSESSMENT(S)
001.70	TRAUMA/EMERG	56.98	LA COUNTY TRAUMA/EMERGENCY SVCS
030.71	FLOOD CONTROL	35.06	L.A. COUNTY FLOOD CONTROL
188.69	CITY STORMWATER	27.95	L.A. STORMWATER POLL ABATE
036.92	LA-CO PARK DIST	20.71	LA CO PARK DISTRICT
188.50	CITY LDSC/LT 96-1	19.28	LA CITY LDSCP & LIGHT DIST 96-1
061.81	MOSQUITO ABATE	7.74	SOUTHEAST MOSQ ABATE
		167.72	TOTAL OF SPECIAL ASSESSMENTS

ADDITIONAL PROPERTY INFORMATION					
REGION #:	03	USE CODE:	0101	ZONE:	LARS
SQ FEET:	1,344	YR-BLT:	1954		

END OF SEARCH

EXHIBIT B

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **June 24, 2014**

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2647-007-013**

Last Full Title: **04/01/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DEBRA BUSTAMANTE
10045 N BEVIS AVENUE
LOS ANGELES, CA 91345
CAPACITY: OWNER

- 2). DEBRA BUSTAMANTE,
ADAM SMITH & DIANA SMITH
10045 BEVIS AVENUE
MISSION HILLS, CA 91345-3103
CAPACITY: OWNERS

- 3). MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC.
1199 N FAIRFAX STREET, STE 500
ALEXANDRIA, VA 22314
CAPACITY: INTERESTED PARTIES

- 4). BAC HOME LOANS SERVICING
LP FKA COUNTRYWIDE HOME LOANS
1800 TAPO CANYON ROAD
SIMI VALLEY, CA 93063
CAPACITY: INTERESTED PARTIES

- 5). BANK OF AMERICA, N.A.
400 NATIONAL WAY
SIMI VALLEY, CA 93065
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
10045 BEVIS AVE, MISSION HILLS, CA 91345-3103



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **BUSTAMANTE DEBRA/SMITH ADAM & DIANA**
 Mailing Address: **10045 BEVIS AVE, MISSION HILLS CA 91345-3103 C056**
 Vesting Codes: **MW // SE**

Location Information

Legal Description:	TRACT NO 18769 LOT 53	APN:	2647-007-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1096.01 / 2	Subdivision:	18769
Township-Range-Sect:		Map Reference:	8-D3 / 501-J4
Legal Book/Page:	482-44	Tract #:	18769
Legal Lot:	53	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	MHS	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	11/14/2008 / 10/16/2008	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2011244		

Last Market Sale Information

Recording/Sale Date:	11/14/2008 / 09/26/2008	1st Mtg Amount/Type:	\$228,174 / FHA
Sale Price:	\$325,000	1st Mtg Int. Rate/Type:	6.62 /
Sale Type:	FULL	1st Mtg Document #:	2011245
Document #:	2011243	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$241.82
New Construction:		Multi/Split Sale:	

Title Company:
 Lender:
 Seller Name: **COUNTRYWIDE BK FSB
 DEUTSCHE BK NATL 2007-2**

Prior Sale Information

Prior Rec/Sale Date:	02/23/2007 / 01/25/2007	Prior Lender:	IMPAC LENDING GRP
Prior Sale Price:	\$525,000	Prior 1st Mtg Amt/Type:	\$420,000 / CONV
Prior Doc Number:	392951	Prior 1st Mtg Rate/Type:	6.00 / ADJ
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,344	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:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1954 / 1956	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:	SLAB	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	AVERAGE
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LARS	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,002	Lot Width/Depth:	62 x 131	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$339,865	Assessed Year:	2013	Property Tax:	\$4,242.76
Land Value:	\$175,266	Improved %:	48%	Tax Area:	16
Improvement Value:	\$164,599	Tax Year:	2013	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$332,865				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

10045 BEVIS AVE, MISSION HILLS, CA 91345-3103

20 Comparable(s) found. (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$325,000	\$240,000	\$430,000	\$353,425
Bldg/Living Area	1,344	1,200	1,497	1,283
Price/Sqft	\$241.82	\$160.32	\$352.46	\$277.47
Year Built	1954	1951	1957	1953
Lot Area	8,002	6,800	10,277	7,831
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$339,865	\$64,866	\$351,156	\$211,597
Distance From Subject	0.00	0.02	0.49	0.32

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			10045 BEVIS AVE	\$325,000	1954	3	2	11/14/2008	1,344	8,002	0.0
Comparables											
<input checked="" type="checkbox"/>	1		10026 BEVIS AVE	\$357,000	1954	4	2	04/01/2013	1,284	8,360	0.02
<input checked="" type="checkbox"/>	2		9948 BEVIS AVE	\$371,000	1952	2	2	10/03/2013	1,334	8,069	0.08
<input checked="" type="checkbox"/>	3		9954 SALOMA AVE	\$280,000	1952	2	2	03/22/2013	1,217	8,365	0.13
<input checked="" type="checkbox"/>	4		14945 MAYALL ST	\$240,000	1953	2	2	02/27/2014	1,497	8,281	0.15
<input checked="" type="checkbox"/>	5		10201 WOODMAN AVE	\$286,500	1953	3	2	01/15/2014	1,411	7,492	0.19
<input checked="" type="checkbox"/>	6		15009 MAYALL ST	\$399,000	1957	3	2	11/18/2013	1,276	7,547	0.21
<input checked="" type="checkbox"/>	7		10219 WOODMAN AVE	\$293,000	1953	3	2	06/05/2013	1,275	7,491	0.23
<input checked="" type="checkbox"/>	8		14825 DEVONSHIRE ST	\$390,000	1952	3	2	08/07/2013	1,264	7,499	0.31
<input checked="" type="checkbox"/>	9		14715 DEVONSHIRE ST	\$410,000	1954	3	2	10/08/2013	1,424	10,277	0.38
<input checked="" type="checkbox"/>	10		14815 NEEDLES ST	\$398,000	1955	3	2	04/11/2014	1,220	7,651	0.38
<input checked="" type="checkbox"/>	11		9748 WILLIS AVE	\$372,500	1955	3	2	01/03/2014	1,231	7,595	0.38
<input checked="" type="checkbox"/>	12		9761 NATICK AVE	\$430,000	1955	3	2	04/22/2014	1,220	8,220	0.38
<input checked="" type="checkbox"/>	13		10151 WISNER AVE	\$395,000	1953	3	2	10/15/2013	1,258	7,749	0.39
<input checked="" type="checkbox"/>	14		9749 NATICK AVE	\$354,000	1955	3	2	05/14/2013	1,200	7,892	0.4
<input checked="" type="checkbox"/>	15		9743 NATICK AVE	\$415,000	1955	3	2	04/18/2014	1,251	7,620	0.41
<input checked="" type="checkbox"/>	16		10348 WOODMAN AVE	\$377,500	1954	3	2	12/30/2013	1,229	7,199	0.42
<input checked="" type="checkbox"/>	17		9713 SALOMA AVE	\$275,000	1956	3	2	08/08/2013	1,355	7,500	0.42
<input checked="" type="checkbox"/>	18		14457 MERCER ST	\$360,000	1951	3	2	04/10/2013	1,221	6,800	0.47
<input checked="" type="checkbox"/>	19		15114 BLACKHAWK ST	\$315,000	1953	3	2	11/20/2013	1,300	7,516	0.48
<input checked="" type="checkbox"/>	20		14880 GOTHAM ST	\$350,000	1955	3	2	11/12/2013	1,200	7,500	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

10045 BEVIS AVE, MISSION HILLS, CA 91345-3103**20 Comparable(s) Selected.**

Report Date: 06/10/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$325,000	\$240,000	\$430,000	\$353,425
Bldg/Living Area	1,344	1,200	1,497	1,283
Price/Sqft	\$241.82	\$160.32	\$352.46	\$277.47
Year Built	1954	1951	1957	1953
Lot Area	8,002	6,800	10,277	7,831
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$339,865	\$64,866	\$351,156	\$211,597
Distance From Subject	0.00	0.02	0.49	0.32

* = user supplied for search only

Comp #:**1** Distance From Subject:**0.02 (miles)**
 Address: **10026 BEVIS AVE, MISSION HILLS, CA 91345-3104**
 Owner Name: **COBON ROLANDO R P/PALACIOS MARIA C**
 Seller Name: **MOLINA JACQUELINE**
 APN: **2647-006-005** Map Reference: **8-D3 / 501-J5** Living Area: **1,284**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **18769** Zoning: **LARS** Bedrooms: **4**
 Rec Date: **04/01/2013** Prior Rec Date: **01/18/2013** Bath(F/H): **2 /**
 Sale Date: **03/27/2013** Prior Sale Date: **10/26/2012** Yr Built/Eff: **1954 / 1954**
 Sale Price: **\$357,000** Prior Sale Price: **\$230,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **485857** Acres: **0.19** Fireplace: **Y / 1**
 1st Mtg Amt: **\$337,820** Lot Area: **8,360** Pool:
 Total Value: **\$275,912** # of Stories: **1.00** Roof Mat: **GRAVEL & ROCK**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**2** Distance From Subject:**0.08 (miles)**
 Address: **9948 BEVIS AVE, MISSION HILLS, CA 91345-3102**
 Owner Name: **LUNA EZEQUIEL/HERNANDEZ NANCY**
 Seller Name: **TOLEDO ALFONSO & ANGELICA**
 APN: **2647-006-024** Map Reference: **8-D3 / 501-J5** Living Area: **1,334**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **5**
 Subdivision: **17383** Zoning: **LARS** Bedrooms: **2**
 Rec Date: **10/03/2013** Prior Rec Date: **06/19/2002** Bath(F/H): **2 /**
 Sale Date: **10/01/2013** Prior Sale Date: **05/18/2002** Yr Built/Eff: **1952 / 1954**
 Sale Price: **\$371,000** Prior Sale Price: **\$255,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1432818** Acres: **0.19** Fireplace: **Y / 1**
 1st Mtg Amt: **\$352,200** Lot Area: **8,069** Pool: **POOL**
 Total Value: **\$305,905** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE PARKING AVAIL**

Comp #:**3** Distance From Subject:**0.13 (miles)**
 Address: **9954 SALOMA AVE, MISSION HILLS, CA 91345-3112**
 Owner Name: **BRADLEY-ROQUE JUSTIN A/BRADLEY-ROQUE CHRISTOPHER P**
 Seller Name: **MILLER DIANNA**
 APN: **2647-008-025** Map Reference: **8-D3 / 501-J5** Living Area: **1,217**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **6**
 Subdivision: **17383** Zoning: **LARS** Bedrooms: **2**
 Rec Date: **03/22/2013** Prior Rec Date: **05/13/2005** Bath(F/H): **2 /**
 Sale Date: **01/30/2013** Prior Sale Date: **04/20/2005** Yr Built/Eff: **1952 / 1952**
 Sale Price: **\$280,000** Prior Sale Price: **\$469,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **434779** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: **\$224,000** Lot Area: **8,365** Pool:
 Total Value: **\$340,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE PARKING AVAIL**

Comp #:**4** Distance From Subject:**0.15 (miles)**
 Address: **14945 MAYALL ST, MISSION HILLS, CA 91345-2831**
 Owner Name: **CLAUS RICHARD**
 Seller Name: **CLAUS WILLIAM**
 APN: **2647-002-006** Map Reference: **8-D3 / 501-J4** Living Area: **1,497**
 County: **LOS ANGELES, CA** Census Tract: **1096.01** Total Rooms: **5**
 Subdivision: **17845** Zoning: **LARS** Bedrooms: **2**
 Rec Date: **02/27/2014** Prior Rec Date: **02/08/1990** Bath(F/H): **2 /**
 Sale Date: **01/09/2014** Prior Sale Date: Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$240,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style: **CONVENTIONAL**
 Document #: **203311** Acres: **0.19** Fireplace: **/**
 1st Mtg Amt: **\$190,000** Lot Area: **8,281** Pool:
 Total Value: **\$91,180** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE PARKING AVAIL**

Comp #5
 Address: 10201 WOODMAN AVE, MISSION HILLS, CA 91345-2824
 Owner Name: INIGUEZ CRYSTAL/SANTOS CARLOS
 Seller Name: VASQUEZ DANNY O & LILLIANNA J
 APN: 2647-005-028
 County: LOS ANGELES, CA
 Subdivision: 17728
 Rec Date: 01/15/2014
 Sale Date: 01/07/2014
 Sale Price: \$286,500
 Sale Type: FULL
 Document #: 45772
 1st Mtg Amt: \$228,000
 Total Value: \$273,819
 Land Use: SFR

Map Reference: 8-D3 / 501-J4
 Census Tract: 1096.01
 Zoning: LARS
 Prior Rec Date: 04/18/1997
 Prior Sale Date:
 Prior Sale Price: \$118,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,492
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.19 (miles)
 Living Area: 1,411
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1953 / 1965
 Air Cond: CENTRAL
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #6
 Address: 15009 MAYALL ST, MISSION HILLS, CA 91345-2707
 Owner Name: GONZALEZ JULIO/GARCIA DALIA
 Seller Name: CUMMINS FAMILY TRUST
 APN: 2660-019-040
 County: LOS ANGELES, CA
 Subdivision: 22731
 Rec Date: 11/18/2013
 Sale Date: 10/10/2013
 Sale Price: \$399,000
 Sale Type: FULL
 Document #: 1633514
 1st Mtg Amt: \$391,773
 Total Value: \$202,408
 Land Use: SFR

Map Reference: 8-C3 / 501-H4
 Census Tract: 1096.03
 Zoning: LARS
 Prior Rec Date: 07/17/1998
 Prior Sale Date: 06/25/1998
 Prior Sale Price: \$159,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,547
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.21 (miles)
 Living Area: 1,276
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1957 / 1958
 Air Cond: EVAP COOLER
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #7
 Address: 10219 WOODMAN AVE, MISSION HILLS, CA 91345-2824
 Owner Name: GAMBOA EDY P/VELAPATINO TEODORA
 Seller Name: ANDERSON PABLO TRUST
 APN: 2647-005-031
 County: LOS ANGELES, CA
 Subdivision: 17728
 Rec Date: 06/05/2013
 Sale Date: 05/24/2013
 Sale Price: \$293,000
 Sale Type: FULL
 Document #: 841212
 1st Mtg Amt: \$287,693
 Total Value: \$262,000
 Land Use: SFR

Map Reference: 8-D3 / 501-J4
 Census Tract: 1096.01
 Zoning: LARS
 Prior Rec Date: 09/03/2004
 Prior Sale Date: 08/11/2004
 Prior Sale Price: \$390,000
 Prior Sale Type: UNKNOWN
 Acres: 0.17
 Lot Area: 7,491
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.23 (miles)
 Living Area: 1,275
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1953 / 1954
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #8
 Address: 14825 DEVONSHIRE ST, MISSION HILLS, CA 91345-2819
 Owner Name: ESTUPINAN DANIEL/RODRIGUEZ IRIS
 Seller Name: EXECUTIVE INVESTMENTS INC
 APN: 2648-009-023
 County: LOS ANGELES, CA
 Subdivision: 17748
 Rec Date: 08/07/2013
 Sale Date: 06/24/2013
 Sale Price: \$390,000
 Sale Type: FULL
 Document #: 1157396
 1st Mtg Amt: \$382,936
 Total Value: \$220,000
 Land Use: SFR

Map Reference: 8-D3 / 501-J4
 Census Tract: 1096.01
 Zoning: LARS
 Prior Rec Date: 12/12/2012
 Prior Sale Date: 11/29/2012
 Prior Sale Price: \$220,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,499
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.31 (miles)
 Living Area: 1,264
 Total Rooms: 6
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1952 / 1956
 Air Cond: EVAP COOLER
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:9 Distance From Subject:0.38 (miles)
 Address: 14715 DEVONSHIRE ST, MISSION HILLS, CA 91345-2818
 Owner Name: SOTTO SHAUN
 Seller Name: TOROSYAN NERSES
 APN: 2648-010-010 Map Reference: 8-D3 / 501-J4 Living Area: 1,424
 County: LOS ANGELES, CA Census Tract: 1096.01 Total Rooms: 6
 Subdivision: 17899 Zoning: LARS Bedrooms: 3
 Rec Date: 10/08/2013 Prior Rec Date: 06/27/2013 Bath(F/H): 2 /
 Sale Date: 10/02/2013 Prior Sale Date: 06/11/2013 Yr Built/Eff: 1954 / 1955
 Sale Price: \$410,000 Prior Sale Price: \$256,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1450896 Acres: 0.24 Fireplace: /
 1st Mtg Amt: \$389,500 Lot Area: 10,277 Pool:
 Total Value: \$222,223 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:10 Distance From Subject:0.38 (miles)
 Address: 14815 NEEDLES ST, NORTH HILLS, CA 91343-2431
 Owner Name: IVERSON TRAVIS & ERIKA
 Seller Name: MCDRAGS INVESTMENTS LLC
 APN: 2650-012-016 Map Reference: 8-D4 / 501-J5 Living Area: 1,220
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 5
 Subdivision: 20337 Zoning: LARS Bedrooms: 3
 Rec Date: 04/11/2014 Prior Rec Date: 09/27/2013 Bath(F/H): 2 /
 Sale Date: 03/25/2014 Prior Sale Date: 08/14/2013 Yr Built/Eff: 1955 / 1955
 Sale Price: \$398,000 Prior Sale Price: \$310,000 Air Cond: EVAP COOLER
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 371519 Acres: 0.18 Fireplace: /
 1st Mtg Amt: \$373,100 Lot Area: 7,651 Pool:
 Total Value: \$293,908 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED GARAGE

Comp #:11 Distance From Subject:0.38 (miles)
 Address: 9748 WILLIS AVE, NORTH HILLS, CA 91343-2442
 Owner Name: RODRIGUEZ AMALIA/RAMIREZ RICARDO J B
 Seller Name: REYES RAMONA TRUST
 APN: 2650-014-025 Map Reference: / 501-J5 Living Area: 1,231
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 5
 Subdivision: 20337 Zoning: LARS Bedrooms: 3
 Rec Date: 01/03/2014 Prior Rec Date: 08/14/1997 Bath(F/H): 2 /
 Sale Date: 11/19/2013 Prior Sale Date: Yr Built/Eff: 1955 / 1955
 Sale Price: \$372,500 Prior Sale Price: \$60,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 8648 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$365,752 Lot Area: 7,595 Pool:
 Total Value: \$124,055 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:0.38 (miles)
 Address: 9761 NATICK AVE, NORTH HILLS, CA 91343-2427
 Owner Name: LLOYD STEVEN R/MORENO JESSE M
 Seller Name: GREAT WESTERN CAPITAL LLC
 APN: 2650-014-001 Map Reference: 8-D4 / 501-J5 Living Area: 1,220
 County: LOS ANGELES, CA Census Tract: 1171.02 Total Rooms: 5
 Subdivision: 20337 Zoning: LARS Bedrooms: 3
 Rec Date: 04/22/2014 Prior Rec Date: 06/26/1969 Bath(F/H): 2 /
 Sale Date: 02/21/2014 Prior Sale Date: Yr Built/Eff: 1955 / 1955
 Sale Price: \$430,000 Prior Sale Price: \$23,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 409074 Acres: 0.19 Fireplace: /
 1st Mtg Amt: \$415,648 Lot Area: 8,220 Pool:
 Total Value: \$64,866 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:13
 Address: 10151 WISNER AVE, MISSION HILLS, CA 91345-2736
 Owner Name: MARTINEZ VICTOR M & MICHELLE
 Seller Name: CAMPOS JORGE
 APN: 2660-021-012
 County: LOS ANGELES, CA
 Subdivision: 17545
 Rec Date: 10/15/2013
 Sale Date: 08/20/2013
 Sale Price: \$395,000
 Sale Type: FULL
 Document #: 1473043
 1st Mtg Amt: \$316,000
 Total Value: \$292,000
 Land Use: SFR

Map Reference: 8-C3 / 501-H4
 Census Tract: 1096.03
 Zoning: LARS
 Prior Rec Date: 06/07/2013
 Prior Sale Date: 06/04/2013
 Prior Sale Price: \$270,000
 Prior Sale Type: FULL
 Acres: 0.18
 Lot Area: 7,749
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.39 (miles)
 Living Area: 1,258
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1953 / 1953
 Air Cond: EVAP COOLER
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: WOOD SHAKE
 Parking: PARKING AVAIL

Comp #:14
 Address: 9749 NATICK AVE, NORTH HILLS, CA 91343-2427
 Owner Name: DVORAK AARON P & DEISY A
 Seller Name: FRANKLIN ROAD INVESTMENT CORP
 APN: 2650-014-003
 County: LOS ANGELES, CA
 Subdivision: 20337
 Rec Date: 05/14/2013
 Sale Date: 04/23/2013
 Sale Price: \$354,000
 Sale Type: FULL
 Document #: 720974
 1st Mtg Amt: \$328,932
 Total Value: \$195,945
 Land Use: SFR

Map Reference: 8-D4 / 501-J5
 Census Tract: 1171.02
 Zoning: LARS
 Prior Rec Date: 02/05/2013
 Prior Sale Date: 01/09/2013
 Prior Sale Price: \$295,000
 Prior Sale Type: FULL
 Acres: 0.18
 Lot Area: 7,892
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.4 (miles)
 Living Area: 1,200
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1955 / 1955
 Air Cond: WALL
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: ATTACHED GARAGE

Comp #:15
 Address: 9743 NATICK AVE, NORTH HILLS, CA 91343-2427
 Owner Name: FRANCO CAYETANO O'ORTIZ MARIA E
 Seller Name: AA CA PROPERTY PORTFOLIO 1 LLC
 APN: 2650-014-004
 County: LOS ANGELES, CA
 Subdivision: 20337
 Rec Date: 04/18/2014
 Sale Date: 03/21/2014
 Sale Price: \$415,000
 Sale Type: FULL
 Document #: 400823
 1st Mtg Amt: \$407,483
 Total Value: \$72,222
 Land Use: SFR

Map Reference: 8-D4 / 501-J5
 Census Tract: 1171.02
 Zoning: LARS
 Prior Rec Date: 04/30/2013
 Prior Sale Date: 04/30/2013
 Prior Sale Price: \$141,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,620
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.41 (miles)
 Living Area: 1,251
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1955 / 1955
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #:16
 Address: 10348 WOODMAN AVE, MISSION HILLS, CA 91345-2158
 Owner Name: REYNOSO JONATHAN
 Seller Name: AGUILAR MARIA L
 APN: 2648-011-004
 County: LOS ANGELES, CA
 Subdivision: 17899
 Rec Date: 12/30/2013
 Sale Date: 11/20/2013
 Sale Price: \$377,500
 Sale Type: FULL
 Document #: 1820814
 1st Mtg Amt: \$300,000
 Total Value: \$256,885
 Land Use: SFR

Map Reference: 8-D3 / 501-J4
 Census Tract: 1096.01
 Zoning: LARS
 Prior Rec Date: 11/18/1991
 Prior Sale Date: 09/1991
 Prior Sale Price: \$179,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,199
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.42 (miles)
 Living Area: 1,229
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1954 / 1954
 Air Cond: EVAP COOLER
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: DETACHED GARAGE

Comp #:17
 Address: 9713 SALOMA AVE, NORTH HILLS, CA 91343-2435
 Owner Name: KAM-GORDON DANIEL & SARAH
 Seller Name: OWENS EILEEN M TRUST
 APN: 2650-005-006
 County: LOS ANGELES, CA
 Subdivision: 22878
 Rec Date: 08/08/2013
 Sale Date: 07/02/2013
 Sale Price: \$275,000
 Sale Type: FULL
 Document #: 1167069
 1st Mtg Amt: \$275,000
 Total Value: \$66,452
 Land Use: SFR

Map Reference: 8-D4 / 501-J5
 Census Tract: 1171.02
 Zoning: LARS
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.17
 Lot Area: 7,500
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.42 (miles)
 Living Area: 1,355
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1956 / 1956
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:18
 Address: 14457 MERCER ST, ARLETA, CA 91331-5028
 Owner Name: INDZHEYAN TAGUI
 Seller Name: WEDGEWOOD CMNTY FUND II LLC
 APN: 2647-026-030
 County: LOS ANGELES, CA
 Subdivision: 14938
 Rec Date: 04/10/2013
 Sale Date: 04/04/2013
 Sale Price: \$360,000
 Sale Type: FULL
 Document #: 532465
 1st Mtg Amt: \$342,000
 Total Value: \$243,000
 Land Use: SFR

Map Reference: 8-D4 / 502-A5
 Census Tract: 1192.02
 Zoning: LAR1
 Prior Rec Date: 05/28/2004
 Prior Sale Date: 04/14/2004
 Prior Sale Price: \$370,000
 Prior Sale Type: FULL
 Acres: 0.16
 Lot Area: 6,800
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.47 (miles)
 Living Area: 1,221
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1951 / 1953
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool: POOL
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:19
 Address: 15114 BLACKHAWK ST, MISSION HILLS, CA 91345-2504
 Owner Name: LAMBERT BRENNAN
 Seller Name: ROSENBERG JULIE
 APN: 2649-026-008
 County: LOS ANGELES, CA
 Subdivision: 17661
 Rec Date: 11/20/2013
 Sale Date: 10/25/2013
 Sale Price: \$315,000
 Sale Type: FULL
 Document #: 1647912
 1st Mtg Amt: \$236,250
 Total Value: \$77,998
 Land Use: SFR

Map Reference: 8-C3 / 501-H4
 Census Tract: 1096.04
 Zoning: LAR1
 Prior Rec Date:
 Prior Sale Date:
 Prior Sale Price:
 Prior Sale Type:
 Acres: 0.17
 Lot Area: 7,516
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.48 (miles)
 Living Area: 1,300
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1953 / 1953
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: Y / 1
 Pool: POOL
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:20
 Address: 14880 GOTHAM ST, NORTH HILLS, CA 91343-2408
 Owner Name: HUERTA JOY & MICHAEL
 Seller Name: PERREIRA OMAR
 APN: 2650-010-024
 County: LOS ANGELES, CA
 Subdivision: 20337
 Rec Date: 11/12/2013
 Sale Date: 11/01/2013
 Sale Price: \$350,000
 Sale Type: FULL
 Document #: 1604736
 1st Mtg Amt: \$343,660
 Total Value: \$351,156
 Land Use: SFR

Map Reference: 8-D4 / 501-J5
 Census Tract: 1171.02
 Zoning: LARS
 Prior Rec Date: 04/05/2010
 Prior Sale Date: 03/01/2010
 Prior Sale Price: \$335,000
 Prior Sale Type: FULL
 Acres: 0.17
 Lot Area: 7,500
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:0.49 (miles)
 Living Area: 1,200
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1955 / 1955
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**

Date: **June 24, 2014**

JOB ADDRESS: **10045 NORTH BEVIS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2647-007-013**

CASE#: **461221**

ORDER NO: **A-2996209**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 25, 2012**

COMPLIANCE EXPECTED DATE: **April 26, 2012**

DATE COMPLIANCE OBTAINED: **May 22, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2996209

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT
HELENA JUBANY
VICE-PRESIDENT
VAN AMBATTILOS
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" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BUSTAMANTE, DEBRA AND
10045 BEVIS AVE
MISSION HILLS, CA 91345

On APR 20th 2012 Date
undersigned mailed this notice by regular mail, postage prepaid, to the addressee as shown on the last equalized assessment roll.
CASE #: 461221
ORDER #: A-2996209
EFFECTIVE DATE: April 25, 2012
COMPLIANCE DATE: April 26, 2012

OWNER OF
SITE ADDRESS: 10045 N BEVIS AVE
ASSESSORS PARCEL NO.: 2647-007-013
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. 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.

- 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. Open storage within the required yards.



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

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.

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.

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)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *John Hamilton*

Date: April 20, 2012

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

[Signature]
REVIEWED BY