

Ann Sewill, General Manager
Tricia Keane, Executive Officer

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
1910 Sunset Blvd, Ste 300
Los Angeles, CA 90026
Tel: 213.808.8808

housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Karen Bass, Mayor

October 7, 2024

Honorable City Council
The City of Los Angeles
Room 395, City Hall.

SITE ADDRESS: 14008 HUBBARD ST, SAN FERNANDO (LOS ANGELES), CA 91342
ASSESSORS PARCEL NUMBER (APN): 2517-013-002

The Los Angeles Housing Department (LAHD) administers the City of Los Angeles Tenant Relocation Assistance Program (Article 3, Chapter XVI of the Los Angeles Municipal Code (LAMC)) (the “Program”). Under the Program, if the landlord fails, neglects or refuses to pay relocation benefits to a tenant displaced or subject to displacement pursuant to an order to vacate, the City may advance relocation benefits to the tenants. The landlord is liable to the City for reimbursement of the relocation benefits plus a penalty in the amount of one-half of the benefits paid, not to exceed \$10,000, and the costs of the Enforcement Agency. The City may collect the reimbursement, penalties and costs by imposition of a lien on the property.

In July 2023, LAHD initiated a survey under the Program at **14008 HUBBARD ST, SAN FERNANDO (LOS ANGELES), CA 91342** (Property). Thereafter, LAHD issued Order to Vacate/Order to Pay Relocation Benefits on 7/19/2023, 7/25/2023, and 8/16/2023 (Exhibit 1). The landlord failed/neglected/refused to pay relocation benefits to the tenants, therefore, the City through LAHD disbursed relocation benefits to the tenants under the Program.

On 8/31/2023, 11/20/2023, and 2/14/2024, LAHD issued invoice statements to the landlord (Exhibit 2). The landlord did not pay the City. On 4/26/2024, LAHD issued a Notice of Intent to Impose Lien (Exhibit 3) to the landlord for non-payment and gave the landlord 45 additional days to pay the amount due. The landlord failed to settle the account. The total amount now due is as follows:

Description	LAMC	Balance Due
Tenant Relocation Assistance Program Benefit Advancement Amount	Article 3, Chapter XVI	\$ 180,300.00
Tenant Relocation Assistance Program Benefit Penalty Fee	Article 3, Chapter XVI	\$ 10,000.00
Total Balance Due		\$ 190,300.00

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed that a lien for a total sum of **\$190,300.00** recorded against the Property. It is requested that the Honorable City Council designate the time and place to hear this report and to hear any objections of property owners or other interested parties to a proposed lien against the Property in the amount specified in this report.

It is further requested that the City Council instruct LAHD to deposit to Department 43, Revenue Source/Number 4672 any payment received against this lien on the Property. A copy of the title report, which includes a full legal description of the Property and the current fair market value of the Property, including all encumbrance of record on the Property as the date of this report, is attached as Exhibit 4. A list of all names and address of the owners and all interested parties entitled to the notice is included in Exhibit 5.

LOS ANGELES HOUSING DEPARTMENT



Hatim Fatehi
Program Manager, Principal Inspector

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY

Exhibits

- 1-Order to Vacate/Order to Pay Relocation
- 2-Invoice statements
- 3-Notice of Intent to Impose Lien
- 4-Title report/FMV report
- 5-List of owners

Exhibit 1

Ann Sewill, General Manager
Tricia Keane, Executive Officer

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

City of Los Angeles



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Karen Bass, Mayor

ORDER TO VACATE ORDER TO PAY RELOCATION BENEFITS

Effective Date: 07/19/2023

Property Owner:

FLORIAN, CRUZ G ET ALSAGEN ANTHONY
14008 W. HUBBARD ST
SYLMAR CA 91342

SITE ADDRESS: 14008 W. HUBBARD ST. SYLMAR CA 91342

ASSESSOR PARCEL NUMBER: 2517-013-002

The undersigned mailed a copy of this notice and order by regular United States mail postage prepaid to the property owner/addressee as shown on the last equalized assessment roll on: -

Date:
Sign:

ATTENTION: ALL TENANTS/OCCUPANTS/RESIDENTS/MANAGERS/OWNERS/AGENTS

A. Order to Vacate

1. On November 30, 2020, the Los Angeles Department of Building and Safety (LADBS) issued a Substandard Order and Notice of Fee (Order) to the owner of the site address listed above – 14008 W. HUBBARD ST. SYLMAR CA 91342 (Property).
2. The Property was declared Substandard by LADBS due to dangerous life threatening conditions such as illegal occupancy, electrical, and plumbing. Making the Property untenable in violation of various provisions of the Los Angeles Municipal Code (LAMC) including but not limited to LAMC 12.26E, 12.21A.1.(a), CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5, 12.17A.3., 12.26E, 91.8902.5, 91.8902, 91.103.1,
3. LADBS provided the owner of the Property until December 30, 2020 to comply.
4. On July 7th, 2023 and thereafter, the Los Angeles Housing Department (LAHD) conducted a site visit(s) and observed that the illegal Recreational Vehicles (RVs) unapproved plumbing and electrical are still present at the property in violation of LADBS Orders.
5. On July 18th, 2023 The Department of Water and Power (DWP) Cut power to the property and stored RV's creating untenable conditions.
6. The Substandard unsafe conditions create untenable conditions/critical habitability problems for the tenants/occupants. **Therefore, it is hereby ORDERED that ALL TENANTS/RESIDENTS/OCCUPANTS occupying the Property shall vacate the Property FORTHWITH.**

B. Order to Pay Relocation Benefits

1. Any tenant who is displaced or subject to displacement from a residential rental unit as result of an order to vacate due to a violation so extensive and of such a nature that the immediate health and safety of the tenants is endangered, shall be entitled to relocation benefits payable

by the landlord in the amounts as prescribed in the Tenant Relocation Assistance Program (“Program”) (codified at Article 3 of Chapter XVI of the Los Angeles Municipal Code).

2. LAHD has confirmed that the Substandard unsafe conditions create uninhabitable conditions/critical habitability problems for the tenants/occupants, and violations are so extensive and of such a nature that the immediate health and safety of the tenants is endangered.
3. Furthermore, LAHD has determine that the tenant(s) residing at the Property is/are eligible for relocation benefits payable by the landlord/owner pursuant to the Program.
- 4. For the above stated reasons, you (landlord/owner) are hereby ordered to pay relocation benefits to the tenant(s) named below in the amount(s) shown for each tenant within ten days of the effective date of this order.**

Tenant(s) Name	Unit	Relocation Benefit Amount
Reyna Arreola		\$9900.00
Oscar Rodriquez		\$9900.00
Nubia Rodriquez/Jose Perez		\$9900.00

Relocation benefit eligibility determination for other tenants is currently ongoing.

C. Appeals Procedures.

1. You (landlord/owner) or the tenant may appeal the Order to Pay Relocation Benefits.
2. The General Manager of LAHD is empowered and designated to hear and adjudicate any appeal brought by a landlord/owner from an order requiring payment of relocation benefits. The Rent Adjustment Commission (RAC) is empowered and designated to hear and adjudicate any appeal from the General Manager's decision.
3. Appeals shall be made in writing on the proper form provided by LAHD. Appeals shall be filed with LAHD along with payment of an appeal processing fee at: 1200 West 7th Street, 1st Floor, Los Angeles, CA 90017.
4. Appeal must be received by LAHD by **07/29/2023**.

D. Summary of California Health and Safety Code (HSC) Section 17975 et seq.

Under certain circumstances, state law requires that landlords provide monetary assistance for the relocation of tenants forced to leave rental housing. This section provides a summary of the laws governing tenant relocation in California.

1. UNDER WHAT CONDITIONS MUST LANDLORDS PROVIDE RELOCATION ASSISTANCE? AND ARE THERE ANY EXCEPTIONS TO THE LANDLORD’S REQUIREMENT TO PROVIDE RELOCATION ASSISTANCE?
 - a. Landlords are required to provide monetary relocation assistance when:
 - i. A tenant is or will be displaced from a residential rental unit; AND
 - ii. The displacement is caused by an order to vacate from a local enforcement agency for immediate health and safety concerns of the tenants.
 - b. Landlords are not required to provide monetary relocation assistance to any tenant who:

- i. Caused or substantially contributed to the condition giving rise to the order to vacate (to be determined by the enforcing agency), or
 - ii. Unreasonably prevented the landlord/owner or designated agent from undertaking maintenance or repair that would have prevented or rectified the code violation; or
 - iii. Has a guest or invitee who caused or substantially contributed to the condition giving rise to the order to vacate (to be determined by the enforcing agency).
 - c. Landlords are not required to provide monetary relocation assistance when the local enforcement agency determines the unit or structure became unsafe or hazardous as a result of: (i) A flood; (ii) A fire; (iii) An earthquake; or (iv) Other event beyond the control of the landlord/owner or designated agent and the landlord/owner or designated agent did not cause or contribute to the condition.
2. TO WHAT AMOUNT OF ASSISTANCE ARE TENANTS ENTITLED?
 - a. The owner/designated agent shall pay the following amounts on a per unit basis :
 - i. A sum equal to two months of the established fair market rent for the area as determined by the Department of Housing and Urban Development (pursuant to 1437(f) of title 24 of the United States Code.); and
 - ii. An amount sufficient for utility service deposits as determined by the local enforcement agency; and
 - iii. The return of any security deposit held by the owner as required by law.
3. WHEN MUST ASSISTANCE BE PAID?
 - a. If there are fewer than ten (10) days between the mailing/posting of the vacation order and the vacation date then:
 - i. The owner or designated agent must pay the tenant within 24 hours after the notice is mailed and posted on the premises.
 - b. If there are ten (10) days or more between the mailing/posting of the vacation order and the vacation date then payment must be made by whichever occurs latest:
 - i. Within 10 days after the date the order to vacate is mailed to the owner and posted on the premises; or
 - ii. At least 20 days prior to the vacation date set forth in the order to vacate.
4. ARE THERE PENALTIES FOR LATE PAYMENTS?
 - a. The owner or designated agent must pay penalties of an additional amount equal to one and a half times the relocation benefit otherwise entitled with one exception:
 - i. The penalty does not apply when relocation benefits are payable fewer than 10 days after the date the order to vacate is mailed/posted on the premises IF the owner or designated agent makes the payment no later than 10 days after the order is first mailed/posted.
5. WHAT IF THE LANDLORD DOES NOT PAY?
 - a. If the owner or designated agent fails or refuses to pay assistance that is owed by him or her, then the local enforcement agency may advance the relocation payments.

- b. If the local enforcement agency advances payment, it is entitled to recover the amount advanced, plus a penalty equal to one-half the advancement (not to exceed \$10,000) and the local enforcement agency's actual cost including direct and indirect costs of administering the provision of benefits to the displaced tenant.
 - c. The local enforcement agency may place a lien on the property to recover costs.
 - d. The local enforcement agency shall provide owners/designated agents that have failed or refused to pay relocation payments with an itemized accounting of all benefits sought for recovery before instituting any action to collect.
 - i. If the owner/designated agent contends that not all of the benefits are chargeable to the owner/designated agent, a written appeal must be filed with the director of the local enforcement agency within 20 days after receipt by the owner or designated agent of the itemized accounting.
 - ii. If a timely appeal is filed an administrative hearing shall be held by the director or the director's designee to determine the amount of paid benefits that are chargeable to the owner/designated agent.
 - a. If the owner fails to obtain a more favorable outcome, the owner/designated agent shall be liable to the local enforcement agency for the costs of the administrative hearing and appeal, not to exceed five thousand dollars (\$5,000).
6. ARE THERE OTHER OPTIONS FOR TENANTS?
- a. Tenant relocation assistance remedies are cumulative in addition to any other remedies available under federal, state or local law.
7. WHERE CAN I LOCATE CALIFORNIA HEALTH AND SAFETY CODE SECTION 17975 et.seq?
- a. California Health and Safety Code Section 17975 et.seq. is codified in Article 2.5 of Chapter 5 of Part 1.5 of Division 13 of the California Health and Safety. You can obtain a copy from a public library or by visiting:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=1.5.&chapter=5.&article=2.5.

If you have any questions regarding this Order to Vacate/Order to Pay Relocation Benefits including filing an appeal, kindly contact:

City of Los Angeles Housing Department

Housing Inspector Cirilo Escobar

Tel: (213) 820-5277

Email: cirilo.escobar@lacity.org

Cirilo Escobar, Housing Inspector

Ann Sewill, General Manager
Tricia Keane, Executive Officer

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City of Los Angeles



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Karen Bass, Mayor

ORDER TO VACATE ORDER TO PAY RELOCATION BENEFITS

Effective Date: 07/25/2023

Property Owner:

FLORIAN, CRUZ G ET ALSAGEN ANTHONY
14008 W. HUBBARD ST
SYLMAR CA 91342

SITE ADDRESS: 14008 W. HUBBARD ST. SYLMAR CA 91342

ASSESSOR PARCEL NUMBER: 2517-013-002

The undersigned mailed a copy of this notice and order by regular United States mail postage prepaid to the property owner/addressee as shown on the last equalized assessment roll on: -

Date:
Sign:

ATTENTION: ALL TENANTS/OCCUPANTS/RESIDENTS/MANAGERS/OWNERS/AGENTS

A. Order to Vacate

1. On November 30, 2020, the Los Angeles Department of Building and Safety (LADBS) issued a Substandard Order and Notice of Fee (Order) to the owner of the site address listed above – 14008 W. HUBBARD ST. SYLMAR CA 91342 (Property).
2. The Property was declared Substandard by LADBS due to dangerous life threatening conditions such as illegal occupancy, electrical, and plumbing. Making the Property untenable in violation of various provisions of the Los Angeles Municipal Code (LAMC) including but not limited to LAMC 12.26E, 12.21A.1.(a), CR 12.12.2A.1., C1 12.13A.1., C1.5 12.13.5A.1., C2 12.14A.42., C4 12.16A.2., C5, 12.17A.3., 12.26E, 91.8902.5, 91.8902, 91.103.1,
3. LADBS provided the owner of the Property until December 30, 2020 to comply.
4. On July 7th, 2023 and thereafter, the Los Angeles Housing Department (LAHD) conducted a site visit(s) and observed that the illegal Recreational Vehicles (RVs) unapproved plumbing and electrical are still present at the property in violation of LADBS Orders.
5. On July 18th, 2023 The Department of Water and Power (DWP) Cut power to the property and stored RV's creating untenable conditions.
6. The Substandard unsafe conditions create untenable conditions/critical habitability problems for the tenants/occupants. **Therefore, it is hereby ORDERED that ALL TENANTS/RESIDENTS/OCCUPANTS occupying the Property shall vacate the Property FORTHWITH.**

B. Order to Pay Relocation Benefits

1. Any tenant who is displaced or subject to displacement from a residential rental unit as result of an order to vacate due to a violation so extensive and of such a nature that the immediate health and safety of the tenants is endangered, shall be entitled to relocation benefits payable

by the landlord in the amounts as prescribed in the Tenant Relocation Assistance Program (“Program”) (codified at Article 3 of Chapter XVI of the Los Angeles Municipal Code).

2. LAHD has confirmed that the Substandard unsafe conditions create uninhabitable conditions/critical habitability problems for the tenants/occupants, and violations are so extensive and of such a nature that the immediate health and safety of the tenants is endangered.
3. Furthermore, LAHD has determine that the tenant(s) residing at the Property is/are eligible for relocation benefits payable by the landlord/owner pursuant to the Program.
- 4. For the above stated reasons, you (landlord/owner) are hereby ordered to pay relocation benefits to the tenant(s) named below in the amount(s) shown for each tenant: Within 24 hours after this notice is posted and mailed.**

Tenant(s) Name	Unit	Relocation Benefit Amount
Arnoldo Venegas Gonzalez		\$9,900.00
Luis Manuel Jiron		\$20,850.00
Jose Jesus Rodriguez		\$9,900.00
Jorge Mendivil		\$9,900.00
Peter Gonzalez		\$9,900.00
Juan Carlos Chamorro/Erika Gomez		\$9,900.00
Amanda Lopez		\$9,900.00
Nataly Aldano/Jose Castillo		\$9,900.00
Leonardo Diaz		\$9,900.00
Hector Raul Mendez		\$9,900.00
Claudia Bautista		\$9,900.00

Relocation benefit eligibility determination for other tenants is currently ongoing.

C. Appeals Procedures.

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3. Appeals shall be made in writing on the proper form provided by LAHD. Appeals shall be filed with LAHD along with payment of an appeal processing fee at: 1200 West 7th Street, 1st Floor, Los Angeles, CA 90017.
4. Appeal must be received by LAHD by **08/04/2023**.

D. Summary of California Health and Safety Code (HSC) Section 17975 et seq.

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 - b. Landlords are not required to provide monetary relocation assistance to any tenant who:
 - i. Caused or substantially contributed to the condition giving rise to the order to vacate (to be determined by the enforcing agency), or
 - ii. Unreasonably prevented the landlord/owner or designated agent from undertaking maintenance or repair that would have prevented or rectified the code violation; or
 - iii. Has a guest or invitee who caused or substantially contributed to the condition giving rise to the order to vacate (to be determined by the enforcing agency).
 - c. Landlords are not required to provide monetary relocation assistance when the local enforcement agency determines the unit or structure became unsafe or hazardous as a result of: (i) A flood; (ii) A fire; (iii) An earthquake; or (iv) Other event beyond the control of the landlord/owner or designated agent and the landlord/owner or designated agent did not cause or contribute to the condition.
2. TO WHAT AMOUNT OF ASSISTANCE ARE TENANTS ENTITLED?
 - a. The owner/designated agent shall pay the following amounts on a per unit basis :
 - i. A sum equal to two months of the established fair market rent for the area as determined by the Department of Housing and Urban Development (pursuant to 1437(f) of title 24 of the United States Code.); and
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If you have any questions regarding this Order to Vacate/Order to Pay Relocation Benefits including filing an appeal, kindly contact:

City of Los Angeles Housing Department
Housing Inspector Cirilo Escobar
Tel: (213) 820-5277
Email: cirilo.escobar@lacity.org

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Karen Bass, Mayor

ORDER TO VACATE
ORDER TO PAY RELOCATION BENEFITS

Effective Date: August 16th, 2023

Property Owner:

FLORIAN, CRUZ G ET ALSAGEN ANTHONY
14008 W. HUBBARD ST
SYLMAR CA 91342

SITE ADDRESS: 14008 W. HUBBARD ST. SYLMAR CA 91342

ASSESSOR PARCEL NUMBER: 2517-013-002

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health and safety of the tenants is endangered, shall be entitled to relocation benefits payable by the landlord in the amounts as prescribed in the Tenant Relocation Assistance Program (“Program”) (codified at Article 3 of Chapter XVI of the Los Angeles Municipal Code).

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3. Furthermore, LAHD has determine that the tenant(s) residing at the Property is/are eligible for relocation benefits payable by the landlord/owner pursuant to the Program.
4. **For the above stated reasons, you (landlord/owner) are hereby ordered to pay relocation benefits to the tenant(s) named below in the amount(s) shown for each tenant within ten days of the effective date of this order.**

Tenant(s) Name	Unit	Relocation Benefit Amount
Flor Miller/Roberto Ponce		\$20,850.00
Coral De Las Mercedes Ramirez		\$9,900.00

Relocation benefit eligibility determination for other tenants is currently ongoing.

C. Appeals Procedures.

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2. The General Manager of LAHD is empowered and designated to hear and adjudicate any appeal brought by a landlord/owner from an order requiring payment of relocation benefits. The Rent Adjustment Commission (RAC) is empowered and designated to hear and adjudicate any appeal from the General Manager's decision.
3. Appeals shall be made in writing on the proper form provided by LAHD. Appeals shall be filed with LAHD along with payment of an appeal processing fee at: 1200 West 7th Street, 1st Floor, Los Angeles, CA 90017.
4. Appeal must be received by LAHD by **August 26th, 2023**

D. Summary of California Health and Safety Code (HSC) Section 17975 et seq.

Under certain circumstances, state law requires that landlords provide monetary assistance for the relocation of tenants forced to leave rental housing. This section provides a summary of the laws governing tenant relocation in California.

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 - iii. Has a guest or invitee who caused or substantially contributed to the condition giving rise to the order to vacate (to be determined by the enforcing agency).
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2. TO WHAT AMOUNT OF ASSISTANCE ARE TENANTS ENTITLED?
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 - i. A sum equal to two months of the established fair market rent for the area as determined by the Department of Housing and Urban Development (pursuant to 1437(f) of title 24 of the United States Code.); and
 - ii. An amount sufficient for utility service deposits as determined by the local enforcement agency; and
 - iii. The return of any security deposit held by the owner as required by law.
3. WHEN MUST ASSISTANCE BE PAID?
 - a. If there are fewer than ten (10) days between the mailing/posting of the vacation order and the vacation date then:
 - i. The owner or designated agent must pay the tenant within 24 hours after the notice is mailed and posted on the premises.
 - b. If there are ten (10) days or more between the mailing/posting of the vacation order and the vacation date then payment must be made by whichever occurs latest:
 - i. Within 10 days after the date the order to vacate is mailed to the owner and posted on the premises; or
 - ii. At least 20 days prior to the vacation date set forth in the order to vacate.
4. ARE THERE PENALTIES FOR LATE PAYMENTS?
 - a. The owner or designated agent must pay penalties of an additional amount equal to one and a half times the relocation benefit otherwise entitled with one exception:
 - i. The penalty does not apply when relocation benefits are payable fewer than 10 days after the date the order to vacate is mailed/posted on the premises IF the owner or designated agent makes the payment no later than 10 days after the order is first mailed/posted.
5. WHAT IF THE LANDLORD DOES NOT PAY?
 - a. If the owner or designated agent fails or refuses to pay assistance that is owed by him or her, then the local enforcement agency may advance the relocation payments.

- b. If the local enforcement agency advances payment, it is entitled to recover the amount advanced, plus a penalty equal to one-half the advancement (not to exceed \$10,000) and the local enforcement agency's actual cost including direct and indirect costs of administering the provision of benefits to the displaced tenant.
 - c. The local enforcement agency may place a lien on the property to recover costs.
 - d. The local enforcement agency shall provide owners/designated agents that have failed or refused to pay relocation payments with an itemized accounting of all benefits sought for recovery before instituting any action to collect.
 - i. If the owner/designated agent contends that not all of the benefits are chargeable to the owner/designated agent, a written appeal must be filed with the director of the local enforcement agency within 20 days after receipt by the owner or designated agent of the itemized accounting.
 - ii. If a timely appeal is filed an administrative hearing shall be held by the director or the director's designee to determine the amount of paid benefits that are chargeable to the owner/designated agent.
 - a. If the owner fails to obtain a more favorable outcome, the owner/designated agent shall be liable to the local enforcement agency for the costs of the administrative hearing and appeal, not to exceed five thousand dollars (\$5,000).
6. ARE THERE OTHER OPTIONS FOR TENANTS?
- a. Tenant relocation assistance remedies are cumulative in addition to any other remedies available under federal, state or local law.
7. WHERE CAN I LOCATE CALIFORNIA HEALTH AND SAFETY CODE SECTION 17975 et.seq?
- a. California Health and Safety Code Section 17975 et.seq. is codified in Article 2.5 of Chapter 5 of Part 1.5 of Division 13 of the California Health and Safety. You can obtain a copy from a public library or by visiting:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=HSC&division=13.&title=&part=1.5.&chapter=5.&article=2.5.

If you have any questions regarding this Order to Vacate/Order to Pay Relocation Benefits including filing an appeal, kindly contact:

City of Los Angeles Housing Department

Housing Inspector Cirilo Escobar

Tel: (213) 820-5277

Email: cirilo.escobar@lacity.org

Cirilo Escobar, Housing Inspector

Exhibit 2

City of Los Angeles - LAHD
P.O. Box 17790
Los Angeles, CA 90017-0790
Tel 877-614-6873



KAREN BASS, MAYOR

Service Statement

Statement Date: 8/31/2023

Statement No.: 9502196

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST
SYLMAR, CA 91342

Property Information:

14008 HUBBARD ST
SAN FERNANDO CA 91342

APN: 2517013002 Units: 0



PAYMENT IS DUE UPON RECEIPT

This invoice is for LAHD Code Enforcement and administrative activities associated with the above referenced property.

Invoice ID	Description	Service Date	Regular Fee	Adjustments	Balance
4855400	TRIP Benefit Advancement Amount	7/20/2023	\$180,300.00	\$0.00	\$180,300.00
4855400	TRIP Penalty Fee	7/20/2023	\$10,000.00	\$0.00	\$10,000.00
4855400	TRIP Enforcement Cost	7/20/2023	\$0.00	\$0.00	\$0.00
Current Total Due					\$190,300.00

• Please see the back of this bill for important information regarding the fee.

For information regarding this statement, please contact	Case ID
Billing and Collections Unit: Tel - (213) 275-3292 or (877) 614-6873	
URP/TRIP Unit: Tel - (213) 808-8565	

Please detach the Coupon below and return it with your payment.

PAYMENT COUPON

PAYMENT IS DUE UPON RECEIPT	
Amount Due	Amount Paid
\$190,300.00	

Credit/Debit Card or Echeck payments are accepted online at <http://LAHDbill.org>.

Address: 14008 HUBBARD ST
Statement: 9502196 Date: 8/31/2023
APN: 2517013002 Units: 0

LAHD - RCCB
P.O. Box 102658
Pasadena, CA 91189-2658

Make Check or Money Order payable to "LAHD".
Do NOT send cash. **Be sure to write your APN on your check.**

102658 2517013002 09502196 2 202308 19030000 7 0

NEW ONLINE PAYMENT FEATURES

Online

Visit <http://LAHDbill.org> to pay your bills, request exemptions, and much more...

- > Account management for all of your properties and billing needs using a single account.
- > Access, download, and print RSO Certificates for multiple years.
- > Submit forms online using the document-attachment feature.
- > Don't have time to register? Use our Fast Payment feature to pay your LAHD bills.
- > Setup an owner-representative account to grant online access to your agent/management company.

Pay today at LAHDbill.org. Please have your Assessor's Parcel Number (APN) and the statement number available.

Effective July 1, 2022, credit/debit card payments will be charged a 2.49% service fee, and electronic check payments will be charged a \$0.45 fee by our payment processor.

Special Notes Regarding Fees

Case Management Fee: These fees are assessed as a result of additional inspection activity performed by a Case Manager after the case has been referred to the General Manager Hearing Section for the scheduling of a Hearing. You will be assessed an inspection fee for each requested or required inspection until all corrections have been approved by an Inspector. Because of the potential of a Criminal Complaint submission to the Office of the City Attorney, you are strongly encouraged to complete the necessary repairs and contact LAHD Inspection staff in order to resolve this matter and avoid further inspection costs and/or penalty fees. For additional information or if you have any further questions, please contact your Inspector, Case Manager, or the LAHD Hotline at (866) 557-7368.

Rent Escrow Account Program (REAP) Prepaid Inspection Fee: This fee is a prepayment for two (2) REAP Annual Inspections as required by Los Angeles Municipal Code (LAMC) Section 162.08G and mandated by the City Council as a condition for the release of the subject property from REAP. This fee is not appealable. For additional information or if you have any further questions, please contact your Case Manager, or the LAHD Hotline at (866) 557-7368.

Tenant Relocation Inspection Program (TRIP) Fee: The fees may include a Penalty fee of an additional 50%, not to exceed \$10,000, of the TRIP benefit amount that was advanced by LAHD to the displaced tenants, and TRIP enforcement costs. If payment is not received, LAHD may record a lien against the property. LAMC Section 163.07 and California Health and Safety Code Section 17975.5. For additional information, please call (213) 808-8565.

Urgent Repair Program (URP) Fee: This fee is an additional 40% of the payment advanced by LAHD to a contractor to perform urgent repairs at your rental property. If payment is not received, LAHD may record a Lien against your property. LAMC Section 50.00.C.5 and Los Angeles Administrative Code Section 7.35.3(b) & (c). For additional information, please call (213) 808-8565.

Legal and Other Fees: All other fees are assessed for inspection, administrative costs and related activities carried out by LAHD pursuant to the provisions of LAMC Section 161.901 et seq. If you wish to appeal these assessments, you must submit a written Appeal to this Department within 10 calendar days of this statement date, along with a filing fee. Please contact the Regional inspection office listed on the Notice of Inspection, or Notice to Comply that you received in the course of this inspection activity.

----- Please detach this Coupon and return it with the payment. -----

Rev 20230503

IMPORTANT INFORMATION

Mail	LAHD - RCCB, P.O. Box 102658, Pasadena, CA 91189-2658 Make Check or Money Order payable to LAHD. Do NOT send cash. Please write the APN on your check.
In Person	Currently public counter appointments are by reservations only, for locations and scheduling information please visit us at https://housing.lacity.org/about-us/public-counters .



Second Notice

Service Statement

Statement Date: 11/20/2023

Statement No.: 9655792

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST
SYLMAR, CA 91342

Property Information:
14008 HUBBARD ST
SAN FERNANDO CA 91342
APN: 2517013002 Units: 0

PAYMENT IS DUE UPON RECEIPT

This Second Notice has been sent to you for failure to make timely payment of charges/fees incurred for LAHD services and administrative activities associated with the above referenced rental property. This total amount is due and payable upon receipt. If it is not paid within thirty (30) days, the department may attach a Lien to your property and send your account to collections without any further notice. In addition, your past-due account may be referred to the California State Franchise Tax Board to deny tax deductions, and to the City Attorney's office for further legal action.

Please see the back of this statement for important information about the fees, and locations of our regional offices.

Invoice ID	Description	Service Date	Regular Fee	Late Fee	Adjustment	Payment	Balance
4855400	TRIP Benefit Advancement Fee	7/20/2023	\$190,300.00	\$0.00	\$0.00	\$0.00	\$190,300.00
Total Due							\$190,300.00

- Payment is due upon receipt.
- The United States Postal Service "Postmark" date will not be accepted as the "Received" date. You are encouraged to contact the Los Angeles Housing Department at - Tel (213) 275-3292 or (877) 614-6873 if you believe
- the fee amount is incorrect or that you are not responsible for the fees.

For information regarding this statement, please contact	Case ID
Billing and Collections Unit: Tel - (213) 275-3292 or (877) 614-6873	
URP/TRIP Unit: Tel - (213) 808-8565	

Please detach the Coupon below and return it with your payment.

PAYMENT COUPON

PAYMENT IS DUE UPON RECEIPT	
Amount Due	Amount Paid
\$190,300.00	

Credit/Debit Card or Echeck payments are accepted online at <http://LAHDbill.org>.

Address: 14008 HUBBARD ST
Statement: 9655792 Date: 11/20/2023
APN: 2517013002 Units: 0

LAHD - RCCB
P.O. Box 102658
Pasadena, CA 91189-2658

Make Check or Money Order payable to "LAHD".
Do NOT send cash. **Be sure to write your APN on your check.**

102658 2517013002 09655792 3 202311 19030000 1 3

NEW ONLINE PAYMENT FEATURES

Online

Visit <http://LAHDbill.org> to pay your bills, request exemptions, and much more...

- > Account management for all of your properties and billing needs using a single account.
- > Access, download, and print RSO Certificates for multiple years.
- > Submit forms online using the document-attachment feature.
- > Don't have time to register? Use our Fast Payment feature to pay your LAHD bills.
- > Setup an owner-representative account to grant online access to your agent/management company.

Pay today at LAHDbill.org. Please have your Assessor's Parcel Number (APN) and the statement number available.

Effective July 1, 2022, credit/debit card payments will be charged a 2.49% service fee, and electronic check payments will be charged a \$0.45 fee by our payment processor.

Special Notes Regarding Fees

Case Management Fee: These fees are assessed as a result of additional inspection activity performed by a Case Manager after the case has been referred to the General Manager Hearing Section for the scheduling of a Hearing. You will be assessed an inspection fee for each requested or required inspection until all corrections have been approved by an Inspector. Because of the potential of a Criminal Complaint submission to the Office of the City Attorney, you are strongly encouraged to complete the necessary repairs and contact LAHD Inspection staff in order to resolve this matter and avoid further inspection costs and/or penalty fees. For additional information or if you have any further questions, please contact your Inspector, Case Manager, or the LAHD Hotline at (866) 557-7368.

Rent Escrow Account Program (REAP) Prepaid Inspection Fee: This fee is a prepayment for two (2) REAP Annual Inspections as required by Los Angeles Municipal Code (LAMC) Section 162.08G and mandated by the City Council as a condition for the release of the subject property from REAP. This fee is not appealable. For additional information or if you have any further questions, please contact your Case Manager, or the LAHD Hotline at (866) 557-7368.

Tenant Relocation Inspection Program (TRIP) Fees: The fees may include a Penalty fee of an additional 50%, not to exceed \$10,000, of the TRIP benefit amount that was advanced by LAHD to the displaced tenants, and TRIP enforcement costs. If payment is not received, LAHD may record a lien against the property. LAMC Section 163.07 and California Health and Safety Code Section 17975.5. For additional information, please call (213) 808-8565.

Urgent Repair Program (URP) Fee: This fee is an additional 40% of the payment advanced by LAHD to a contractor to perform urgent repairs at your rental property. If payment is not received, LAHD may record a Lien against your property. LAMC Section 50.00.C.5 and Los Angeles Administrative Code Section 7.35.3(b) & (c). For additional information, please call (213) 808-8565.

Legal and Other Fees: All other fees are assessed for inspection, administrative costs and related activities carried out by LAHD pursuant to the provisions of LAMC Section 161.901 et seq. If you wish to appeal these assessments, you must submit a written Appeal to this Department within 10 calendar days of this statement date, along with a filing fee. Please contact the Regional inspection office listed on the Notice of Inspection, or Notice to Comply that you received in the course of this inspection activity.

If payment has already been made, please disregard this notice.

Rev 20220830

Please detach this Coupon and return it with the payment.

IMPORTANT INFORMATION

Mail	LAHD - RCCB, P.O. Box 102658, Pasadena, CA 91189-2658 Make Check or Money Order payable to LAHD. Do NOT send cash. Please write the APN on your check.
In Person	Currently public counter appointments are by reservations only, for locations and scheduling information please visit us at https://housing.lacity.org/about-us/public-counters .

City of Los Angeles - LAHD
P.O. Box 17790
Los Angeles, CA 90017-0790
Tel 877-614-6873

CITY OF LOS ANGELES

California



FINAL NOTIFICATION - REFERRAL FOR COLLECTION ACTION Statement Date: 2/14/2024
Statement No.: 9688958

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST
SYLMAR, CA 91342

Property Information: 14008 HUBBARD ST SAN FERNANDO CA 91342 APN: 2517013002 Total Units: 0

Our records indicate that you have failed to pay the Housing Regulations Service fees for the above noted property. Since you have not responded to previous notifications from the City and you have been made aware of the consequences, we can now proceed with the legal remedies available to the City to satisfy the outstanding fee(s). **The remedies may include, but are not limited to (1) forwarding your account to a private collection agency that may report the debt to credit bureaus; (2) referring the matter to the Los Angeles Office of the City Attorney for appropriate action; and (3) filing a legal action seeking entry of a civil judgment against you, which may result in the following actions:**

- **Property Lien**
- **Garnishing Wages or Attaching Bank Accounts**
- **Additional Court Action**

In order to avoid the above actions and additional costs, you must immediately satisfy this matter by paying the amount due specified below. Your payment must be received within 10 days. **Failure to remit the amount demanded may, without further warning, subject you to the accrual of applicable penalty and interest, in addition to collection fees up to 39% of the total due to recover collection costs.**

Invoice ID	Invoice Type	Service Date	Units Billed	Regular Fee	Late Fee	Adjustment	Payment	Balance
4855400	TRIP Benefit Advancement Fee	7/20/2023	1	\$190,300.00	\$0.00	\$0.00	\$0.00	\$190,300.00
							Total Due	\$190,300.00

You are encouraged to contact the Department if you believe the fee amount is incorrect or that you are not responsible for the fees. If payment has already been made, please disregard this notice.

For information regarding this statement, please contact	Case ID
Billing and Collections Unit: Tel - (213) 275-3292 or (877) 614-6873	
URP/TRIP Unit: Tel - (213) 808-8565	

Rev. 20220829

PAYMENT COUPON

PAYMENT IS DUE UPON RECEIPT	
Amount Due	Amount Paid
\$190,300.00	

Credit/Debit Card or Echeck payments are accepted online at <http://LAHDbill.org>.

The USPS "Postmark" IS NOT accepted as the "Received" Date.

Address: 14008 HUBBARD ST
Statement: 9688958 Date: 2/14/2024
APN: 2517013002 Units: 0

LAHD - RCCB
P.O. Box 102658
Pasadena, CA 91189-2658

Make Check or Money Order payable to "LAHD".
Do NOT send cash. **Be sure to write your APN on your check.**

102658 2517013002 09688958 1 202402 19030000 8 4

NEW ONLINE PAYMENT FEATURES

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Visit <http://LAHDbill.org> to pay your bills, request exemptions, and much more...

- > Account management for all of your properties and billing needs using a single account.
- > Access, download, and print RSO Certificates for multiple years.
- > Submit forms online using the document-attachment feature.
- > Don't have time to register? Use our Fast Payment feature to pay your LAHD bills.
- > Setup an owner-representative account to grant online access to your agent/management company.

Pay today at LAHDbill.org. Please have your Assessor's Parcel Number (APN) and the statement number available.

Effective July 1, 2022, credit/debit card payments will be charged a 2.49% service fee, and electronic check payments will be charged a \$0.45 fee by our payment processor.

Special Notes Regarding Fees

Case Management Fee: These fees are assessed as a result of additional inspection activity performed by a Case Manager after the case has been referred to the General Manager Hearing Section for the scheduling of a Hearing. You will be assessed an inspection fee for each requested or required inspection until all corrections have been approved by an Inspector. Because of the potential of a Criminal Complaint submission to the Office of the City Attorney, you are strongly encouraged to complete the necessary repairs and contact LAHD Inspection staff in order to resolve this matter and avoid further inspection costs and/or penalty fees. For additional information or if you have any further questions, please contact your Inspector, Case Manager, or the LAHD Hotline at (866) 557-7368.

Rent Escrow Account Program (REAP) Prepaid Inspection Fee: This fee is a prepayment for two (2) REAP Annual Inspections as required by Los Angeles Municipal Code (LAMC) Section 162.08G and mandated by the City Council as a condition for the release of the subject property from REAP. This fee is not appealable. For additional information or if you have any further questions, please contact your Case Manager, or the LAHD Hotline at (213) 808-8871.

Tenant Relocation Inspection Program (TRIP) Fees: The fees may include a Penalty fee of an additional 50%, not to exceed \$10,000, of the TRIP benefit amount that was advanced by LAHD to the displaced tenants, and TRIP enforcement costs. If payment is not received, LAHD may record a lien against the property. LAMC Section 163.07 and California Health and Safety Code Section 17975.5. For additional information, please call (213) 808-8565.

Urgent Repair Program (URP) Fee: This fee is an additional 40% of the payment advanced by LAHD to a contractor to perform urgent repairs at your rental property. If payment is not received, LAHD may record a Lien against your property. LAMC Section 50.00.C.5 and Los Angeles Administrative Code Section 7.35.3(b) & (c). For additional information, please call (213) 808-8565.

Legal and Other Fees: All other fees are assessed for inspection, administrative costs and related activities carried out by LAHD pursuant to the provisions of LAMC Section 161.901 et seq. If you wish to appeal these assessments, you must submit a written Appeal to this Department within 10 calendar days of this statement date, along with a filing fee. Please contact the Regional inspection office listed on the Notice of Inspection, or Notice to Comply that you received in the course of this inspection activity.

Rev. 20220830

Please detach this Coupon and return it with the payment.

IMPORTANT INFORMATION

Mail	LAHD - RCCB, P.O. Box 102658, Pasadena, CA 91189-2658 Make Check or Money Order payable to LAHD. Do NOT send cash. Please write the APN on your check.
In Person	Currently public counter appointments are by reservations only, for locations and scheduling information please visit us at https://housing.lacity.org/about-us/public-counters .

Exhibit 3

Ann Sewill, General Manager
Tricia Keane, Executive Officer



LOS ANGELES HOUSING DEPARTMENT
1200 West 7th Street, 9th Floor
Los Angeles, CA 90017
Tel: 213.808.8808
housing.lacity.org

Daniel Huynh, Assistant General Manager
Anna E. Ortega, Assistant General Manager
Luz C. Santiago, Assistant General Manager

Karen Bass, Mayor

Notice of Intent to Impose Lien

Date: 4/26/2024

CRUZ GODOY FLORIAN
14008 HUBBARD ST
SYLMAR, CA 91342-4117

FLORIAN, CRUZ G ET AL
14008 HUBBARD ST
SYLMAR CA 91342

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST
SYLMAR CA 91342

Site Address: 14008 HUBBARD ST, SAN FERNANDO, CA 91342
Assessor Parcel Number (APN): 2517-013-002

Dear Property Owner

The Los Angeles Housing Department (LAHD) administers the City of Los Angeles Tenant Relocation Assistance Program (Article 3, Chapter XVI of the Los Angeles Municipal Code (LAMC)). Under the Tenant Relocation Assistance Program, if the property owner fails, neglects or refuses to pay relocation payments to a tenant displaced or subject to displacement pursuant to an order to vacate, the City may advance relocation payments to the tenants.

LAHD records indicates that an invoice (attached with this notice) related to relocation payments advanced by the City to your affected tenants is now past due. The billing summary reflects total amount due as of the date of this notice. **The proposed lien amount is \$190,300.00.**

The basis for the proposed lien amount is as follows:

Description	LAMC	Balance Due
Tenant Relocation Assistance Program Benefit Advancement Amount	Article 3, Chapter XVI	\$ 180,300.00
Tenant Relocation Assistance Program Benefit Penalty Fee	Article 3, Chapter XVI	\$ 10,000.00
Total Balance Due		\$ 190,300.00

Under the Los Angeles Administrative Code Section 7.35.3, you are hereby notified that it is the City's intention to impose lien on your rental property located at the site address listed above to recover the total amount due. **You have 45 calendar days from this notice date to pay the total proposed lien amount.** Refer to the attached invoice for payment options.

A hearing will be scheduled to confirm the lien. You will be notified regarding the date, time and location of the hearing. You may appear at that hearing to object to the confirmation of the proposed lien in the amount specified in the notice. Failure to appear at the hearing may result in the recordation of the proposed lien against the subject property (site address above) without further notice.

Please note: This notice will be recorded at the County Recorder's Office.

If you have any questions regarding this notice, kindly contact us at hatim.fatehi@lacity.org

Thank you

A handwritten signature in black ink, appearing to read "Hatim Fatehi", with a horizontal line underneath the name.

Hatim Fatehi

Principal Inspector.

City of Los Angeles - LAHD
P.O. Box 17790
Los Angeles, CA 90017-0790
Tel 877-614-6873



KAREN BASS, MAYOR

Service Statement

Statement Date: 8/31/2023

Statement No.: 9502196

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST
SYLMAR, CA 91342

Property Information:

14008 HUBBARD ST
SAN FERNANDO CA 91342

APN: 2517013002 Units: 0



PAYMENT IS DUE UPON RECEIPT

This invoice is for LAHD Code Enforcement and administrative activities associated with the above referenced property.

Invoice ID	Description	Service Date	Regular Fee	Adjustments	Balance
4855400	TRIP Benefit Advancement Amount	7/20/2023	\$180,300.00	\$0.00	\$180,300.00
4855400	TRIP Penalty Fee	7/20/2023	\$10,000.00	\$0.00	\$10,000.00
4855400	TRIP Enforcement Cost	7/20/2023	\$0.00	\$0.00	\$0.00
Current Total Due					\$190,300.00

• Please see the back of this bill for important information regarding the fee.

For information regarding this statement, please contact	Case ID
Billing and Collections Unit: Tel - (213) 275-3292 or (877) 614-6873	
URP/TRIP Unit: Tel - (213) 808-8565	

Please detach the Coupon below and return it with your payment.

PAYMENT COUPON

PAYMENT IS DUE UPON RECEIPT	
Amount Due	Amount Paid
\$190,300.00	

Credit/Debit Card or Echeck payments are accepted online at <http://LAHDbill.org>.

Address: 14008 HUBBARD ST	Date: 8/31/2023
Statement: 9502196	Units: 0
APN: 2517013002	



LAHD - RCCB
P.O. Box 102658
Pasadena, CA 91189-2658

Make Check or Money Order payable to "LAHD".
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102658 2517013002 09502196 2 202308 19030000 7 0

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- > Account management for all of your properties and billing needs using a single account.
- > Access, download, and print RSO Certificates for multiple years.
- > Submit forms online using the document-attachment feature.
- > Don't have time to register? Use our Fast Payment feature to pay your LAHD bills.
- > Setup an owner-representative account to grant online access to your agent/management company.

Pay today at LAHDbill.org. Please have your [Assessor's Parcel Number \(APN\)](#) and the [statement number](#) available.

Effective July 1, 2022, credit/debit card payments will be charged a 2.49% service fee, and electronic check payments will be charged a \$0.45 fee by our payment processor.

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----- Please detach this Coupon and return it with the payment. -----

Rev 20230503

IMPORTANT INFORMATION

Mail	LAHD - RCCB, P.O. Box 102658, Pasadena, CA 91189-2658 Make Check or Money Order payable to LAHD . Do NOT send cash. Please write the APN on your check .
In Person	Currently public counter appointments are by reservations only, for locations and scheduling information please visit us at https://housing.lacity.org/about-us/public-counters.

Exhibit 4

Property Detail Report

14008 Hubbard St, Sylmar, CA 91342-4117

APN: 2517-013-002

Los Angeles County Data as of: 09/27/2024

Owner Information

Owner Name: Florian Cruz G / Sagen Anthony
Vesting:
Mailing Address: 14008 Hubbard St, Sylmar, CA 91342-4117
Occupancy: Owner Occupied

Location Information

Legal Description: Princes Sub Of Blk 126 Maclay Rancho Lot Com At Most N Cor Of Lot 2 Th Sw On Se Line Of Hubbard St 131.1 Ft With A Uniform Depth Of 150 More Or Less Ft Se Parallel With Ne Line Of Sd Lot Part Of Lot/Sec 2
County: Los Angeles, CA
APN: 2517-013-002
Alternate APN:
Census Tract / Block: 106403 / 1014
Munic / Twnshp: North / San Fernando
Twnshp-Rng-Sec: 2 / 1
Subdivision: Princes Subdivision
Tract #:
Legal Book / Page:
Neighborhood: The San Fernando V...
School District: Los Angeles Unified School District
Elementary School: Gridley Street Ele...
Middle School: Olive Vista Middle...
High School: Sylmar Senior High...
Latitude: 34.30035
Longitude: -118.43761

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 12/26/2019 / 09/16/2021
Price:
Transfer Doc #: 2021.1420573
Buyer Name: Florian Cruz Godoy
Seller Name: Garefa Juan Jose
Deed Type: Interfamily Deed

Last Market Sale

Sale / Rec Date: 12/02/2008 / 01/02/2009
Sale Price / Type: \$635,000 / Full Value
Deed Type: Deed
Multi / Split Sale: Y
Price / Sq. Ft.: \$287
New Construction:
1st Mtg Amt / Type: 1st Mtg Rate / Type:
1st Mtg Doc #: N/A
2nd Mtg Amt / Type: 2nd Mtg Rate / Type:
Sale Doc #: 2009.5047
Seller Name: Mendez, Pablo
Title Company: Ticor Title
Lender:

Prior Sale Information

Sale / Rec Date: 08/20/2004 / 09/24/2004
Sale Price / Type: \$635,000 / Full Value
Prior Deed Type: Deed
1st Mtg Amt / Type: \$485,000 / Conventional
1st Mtg Rate / Type: 580.0 / Var
Prior Sale Doc #: 2004.2461850
Prior Lender: WMC Mortgage Corp

Property Characteristics

Gross Living Area: 2,210 Sq. Ft.
Living Area: 2,210 Sq. Ft.
Total Adj. Area:
Above Grade: 2,210 Sq. Ft.
Basement Area:
Style: Conventional
Foundation:
Quality: Excellent
Condition:
Total Rooms: 10
Bedrooms: 4
Baths (F / H): 3 /
Pool:
Fireplace:
Cooling: Central
Heating: Central
Exterior Wall:
Construction Type: Wood
Year Built / Eff: 1915 / 1973
Stories: 1
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: SFR
State Use:
County Use: 0100 - Single Family Residence
Site Influence:
Flood Zone Code: X
Community Name: City Of Los Angeles
Lot Area: 19,773 Sq. Ft.
Lot Width / Depth: 131 / 150
Usable Lot: 19773
Acres: 0.454
Flood Map #: 06037C1075G
Flood Panel #: 1075G
Zoning: LAR1
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 06/02/2021
Inside SFHA: False

Tax Information

Assessed Year: 2024
Tax Year: 2023
Tax Area: 08-859
Property Tax: \$9,577.69
Exemption:
Assessed Value: \$776,411
Land Value: \$439,488
Improvement Value: \$336,923
Improved %: 43.39%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

TotalView Report

14008 Hubbard St, Sylmar, CA 91342-4117

APN: 2517-013-002

Los Angeles County Data as of: 09/27/2024



Owner Name: Cruz G Florian / Anthony Sagen
Vesting:
Mailing Address: 14008 Hubbard St, Sylmar, CA 91342-4117
Value Range: \$1,005,000 - \$1,235,000

Property Description: A PARCEL OF LAND LOCATED IN THE STATE OF CA, COUNTY OF LOS ANGELES, WITH A SITUS ADDRESS OF 14008 HUBBARD ST, SYLMAR CA 91342-4117 C005 CURRENTLY OWNED BY FLORIAN CRUZ G / SAGEN ANTHONY HAVING A TAX ASSESSOR NUMBER OF 2517-013-002 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS PRINCES SUB OF BLK 126 MACLAY RANCHO LOT COM AT MOST N COR OF LOT 2 TH SW ON SE LINE OF HUBBARD ST 131.1 FT WITH A UNIFORM DEPTH OF 150 MORE OR LESS FT SE PARALLEL WITH NE LINE OF SD LOT PART OF LOT/SEC 2 AND DESCRIBED IN DOCUMENT NUMBER 2021.1420573 DATED 12/26/2019 AND RECORDED 9/16/2021.

Last Market Sale

Seller: Mendez, Pablo
Buyer: Garcia, Juan J
Sale Date: 12/02/2008
Rec Date: 01/02/2009
Sale Price: \$635,000

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Address	Phone / Email	Est. Amount / Frequency
There is no association data available.				

Property Details - Public Record

Land Use: SFR Bedrooms: 4 Living Area: 2,210 Sq. Ft. Year Built / Eff: 1915 / 1973
Zoning: LAR1 Baths (F / H): 3 / Lot Area: 19,773 Sq. Ft. Stories: 1
Subdiv / Tct: Princes Subdivision / Total Rooms: 10 Basement: Parking Type:
Style: Conventional Pool: Cooling: Central Garage #: \$287
Exterior Wall: Fireplace: Heating: Central Price / Sq. Ft.:

Open Liens - Current Owner

Owner 1: Cruz G Florian Combined Loan To Value: N/A
Owner 2: Anthony Sagen Estimated Equity: N/A
Combined Estimated Loan Balance:

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Involuntary Liens - Current Owner

01/02/2009 through 10/02/2024

Debtor: Cruz G Florian / Anthony Sagen

Date	Type	Description	Party 1	Party 2	Document #
There is involuntary lien coverage available for this county, but there are none associated with this property.					

Prior Loan History - Current Owner

Borrower 1: Kimmels Lee
Borrower 2:

Date	Type	Verified	Amount	Lender	Borrower	Loan Type	Type / Term
10/27/2014	Trust Deed/Mortgage		\$10,000	Woodcrest Financial & Uni Real	Kimmels Lee	Conventional	/ 5 Years

Transfers & Conveyances - Current Owner

Date	Document	Verified	Type	From	To	Amount
09/16/2021	Deed Transfer		Nominal - Non/Arms Length Sale	Garefa Juan Jose	Florian Cruz Godoy	
11/15/2018	Deed Transfer		Nominal - Non/Arms Length Sale	Garcia Juan Jose	Garcia Juan Jose / Florian Cruz Godoy	
01/14/2013	Deed Transfer		Nominal - Non/Arms Length Sale	Garcia Juan J	Garcia Juan J / Martinez Maria Luisa	
01/11/2013	Deed Transfer		Nominal - Non/Arms Length Sale	Echeverry Jeaneth	Garcia Juan J	
02/05/2010	Deed Transfer		Resale	Marasigann Joel	Garcia Juan J	
01/20/2010	Deed Transfer		Resale	Gaye Richard	Garcia Juan J	
11/17/2009	Deed Transfer		Resale	Echeverry Jeaneth	Echeverry Jeaneth	
11/17/2009	Deed Transfer		Resale	Garcia Juan J	Echeverry Jeaneth	
03/12/2009	Deed Transfer		Resale	Garcia Juan J	Kimmels Lee	
01/02/2009	Deed Transfer		Resale	Mendez Pablo	Garcia Juan J	\$635,000

Ownership History (Full Value Transfers) - All Owners

Date	Document	Verified	Type	Seller	Buyer	Amount
01/02/2009	Deed Transfer		Resale	Mendez Pablo	Garcia Juan J	\$635,000
09/24/2004	Deed Transfer		Resale	Mendez Pablo	Garcia Juan J	\$635,000
05/09/1996	Deed Transfer		Resale	Calvo Trust	Bolanos Luis M	\$192,000

Tax Status

Tax Authority - Los Angeles County

Agency ID: 40190000 Last Updated: 11/10/2023 Status: Unknown
Tax ID: 2517013002 Type: County
Address: 225 N. Hills Street, 1St Fl, Los Angeles, CA 90012

2023-24 Taxes

Exemption: Assessed Value: \$776,411
Property Tax: \$9,578.00 Land Value: \$439,488
Improvement Value: \$336,923

Delinquent After		Amount
Installment 1	December 10	\$4,788.85
Installment 2	April 10	\$4,788.84

Listing History

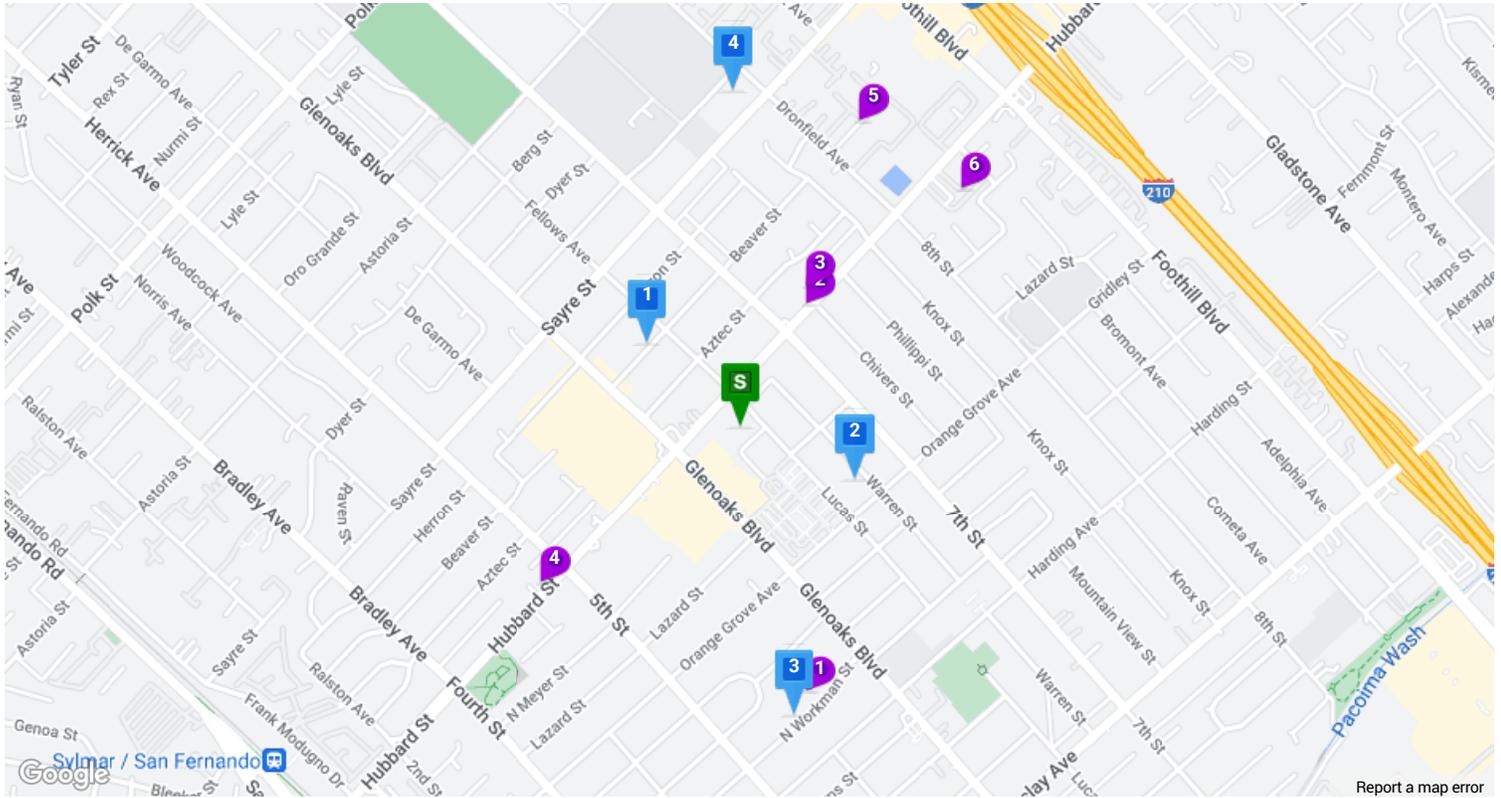
14008 HUBBARD ST, SYLMAR, CA 91342-4117

Date	Status	Type	Listed At	Sold For	\$ / Sq. Ft.	Days On Market
------	--------	------	-----------	----------	--------------	----------------

There is no listing history data available.

Comparables & Nearby Listings

Subject Property: 14008 Hubbard St, Sylmar, CA 91342



Report a map error

- Subject Property
- Comparables
- Nearby Listings

COMPARABLES												
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.18		14073 Beaver St, Sylmar, CA 91342	04/30/2024	\$1,075,000			2,231	\$482	5 / 5	7,387	83
2	0.20		1922 Warren St, San Fernando, CA 91340	04/24/2024	\$1,010,000			2,240	\$451	5 / 4	5,392	75
3	0.47	L	651 N Workman St, San Fernando, CA 91340			09/28/2024	\$1,897,000	1,990	\$953	4 / 2	15,395	76
4	0.50	L	13986 Raven St, Sylmar, CA 91342			08/01/2024	\$850,000	2,246	\$378	5 / 3	6,749	57

L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

NEARBY LISTINGS

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.36	S	12257 N Lima Way, Sylmar, CA 91342	04/14/2021	\$635,000	03/29/2021	\$595,000	1,574	\$378	4 / 3	2,178	7
2	0.36	S	12800 N Watt Ln, Sylmar, CA 91342	03/23/2021	\$495,000	02/19/2021	\$495,000	1,286	\$385	2 / 2	1,286	5
3	0.36	S	12808 N Watt Ln Unit D, Sylmar, CA 91342	04/21/2021	\$551,000	03/19/2021	\$539,000	1,397	\$386	3 / 3	23,042	5
4	0.40	S	14219 Hubbard St, Sylmar, CA 91342	04/16/2021	\$645,000	02/05/2021	\$645,546	1,134	\$569	3 / 2	8,712	77
5	0.49	S	13825 Beaver St Unit 60, Sylmar, CA 91342	03/28/2021	\$375,000	03/13/2021	\$365,000	1,146	\$318	3 / 2	230,868	37
6	0.49	S	13750 Hubbard St Unit 77, Sylmar, CA 91342	03/09/2021	\$395,000	02/18/2021	\$385,000	959	\$401	2 / 2	15,317	39

A: Active P: Pending C: Contingent

Market Trends - Sylmar, CA (91342)

Last 30 Days

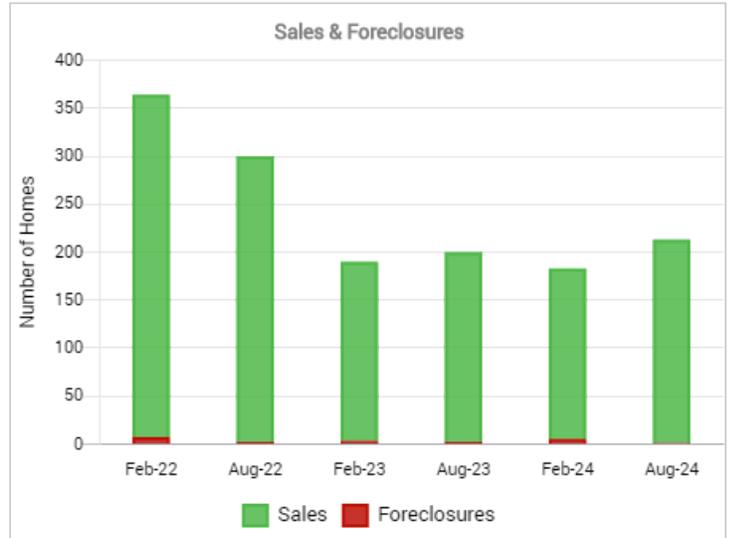
Recent trend data for Sylmar, CA (91342) indicate months of supply has decreased by 0.5 in the last 30 days, putting upward pressure on prices and if these trends continue show signs of a seller's market.

New Listings

95% 
1 Listings

Closed Sales

96% 
2 Sales



6 Month Sales Trend

These sales statistics provide a snapshot of sales trends for Sylmar, CA (91342). In the last 6 months there were 212 homes sold and the average sale price was \$800K. This 19% increase in sales suggests that there is a relative increase in demand in the market.

Homes Sold

212
19% 

Avg. Sold \$

\$800K
8% 

Avg. Sold \$ / Sq. Ft.

\$525
7% 

Avg. Age

56
5% 

6 Month Listing Trend

These listing statistics provide a snapshot of listing trends for Sylmar, CA (91342). In the last 6 months there were 315 homes listed for sale and the average list price was \$781K. The average days on market for listings increased to 49 days from the previous period, which indicates a weakening market relative to the prior period.

Homes for Sale

315
40%

Avg. List \$

\$781K
5% 

Avg. List \$ / Sq. Ft.

\$463
3% 

Avg. DOM

49
7% 

Subject vs Recently Sold Properties

Sale Price

\$635K

\$167K  \$3.48M

Living Area (Sq. Ft.)

2,210

434  5,829

Price / Sq. Ft.

\$287

\$197  \$2,111

Open Lien Report

14008 Hubbard St, Sylmar, CA 91342-4117

APN: 2517-013-002

Los Angeles County Data as of: 09/27/2024

Open Lien Report reflects voluntary mortgage liens only. Involuntary liens, such as mechanic's liens, tax liens, HOA liens and other judgments are not available in this report.

Owner Information

Owner Name: Cruz G Florian / Anthony Sagen
Vesting:
Mailing Address: 14008 Hubbard St, Sylmar, CA 91342-4117

Property Details

Land Use:	SFR	Bedrooms:	4	Living Area:	2,210 Sq. Ft.	Year Built / Eff:	1915 / 1973
Zoning:	LAR1	Baths (F / H):	3 /	Lot Area:	19,773 Sq. Ft.	Stories:	1
Subdiv / Tct:	Princes Subdivision /	Total Rooms:	10	Basement:		Parking Type:	
Style:	Conventional	Pool:		Cooling:	Central	Garage #:	
Exterior Wall:		Fireplace:		Heating:	Central	Price / Sq. Ft.:	\$287

Open Liens & Position

Owner 1: Cruz G Florian
Owner 2: Anthony Sagen
Combined Estimated Loan Balance:

Date	Position / Type	Verified	Amount	Lender	Borrower(s)	Loan Type	Type / Term
There is no open lien data available.							

Last Market Sale

Sale Date	Rec Date	Verified	Type	Seller	Buyer	Sale Price
12/02/2008	01/02/2009		Full Value	Mendez, Pablo	Garcia, Juan J	\$635,000

Tax Status

Tax Authority - Los Angeles County

Agency ID: 40190000
Tax ID: 2517013002
Address: 225 N. Hills Street, 1St Fl, Los Angeles, CA 90012
Last Updated: 11/10/2023
Type: County
Status: Unknown

2023-24 Taxes

Exemption: \$9,578.00
Property Tax: \$9,578.00
Assessed Value: \$776,411
Land Value: \$439,488
Improvement Value: \$336,923

	Delinquent After	Amount
Installment 1	December 10	\$4,788.85
Installment 2	April 10	\$4,788.84

DataTree AVM

14008 Hubbard St, Sylmar, CA 91342

APN: 2517-013-002

Value as of: 10/02/2024



Valuation Summary

Estimated Value
\$1,011,795

Confidence Score
67

Estimated Value Range
\$774,764 - \$1,248,825

Forecast Standard Deviation
23

Last Market Sale

Seller: Mendez, Pablo
Buyer: Garcia, Juan J
Sale Date: 12/02/2008
Rec Date: 01/02/2009
Sale Price: \$635,000

Prior Market Sale

Seller: Mendez, Pablo
Buyer: Garcia, Juan J
Sale Date: 08/20/2004
Rec Date: 09/24/2004
Sale Price: \$635,000

Current Listing Status

There is no listing data available.

Property Details

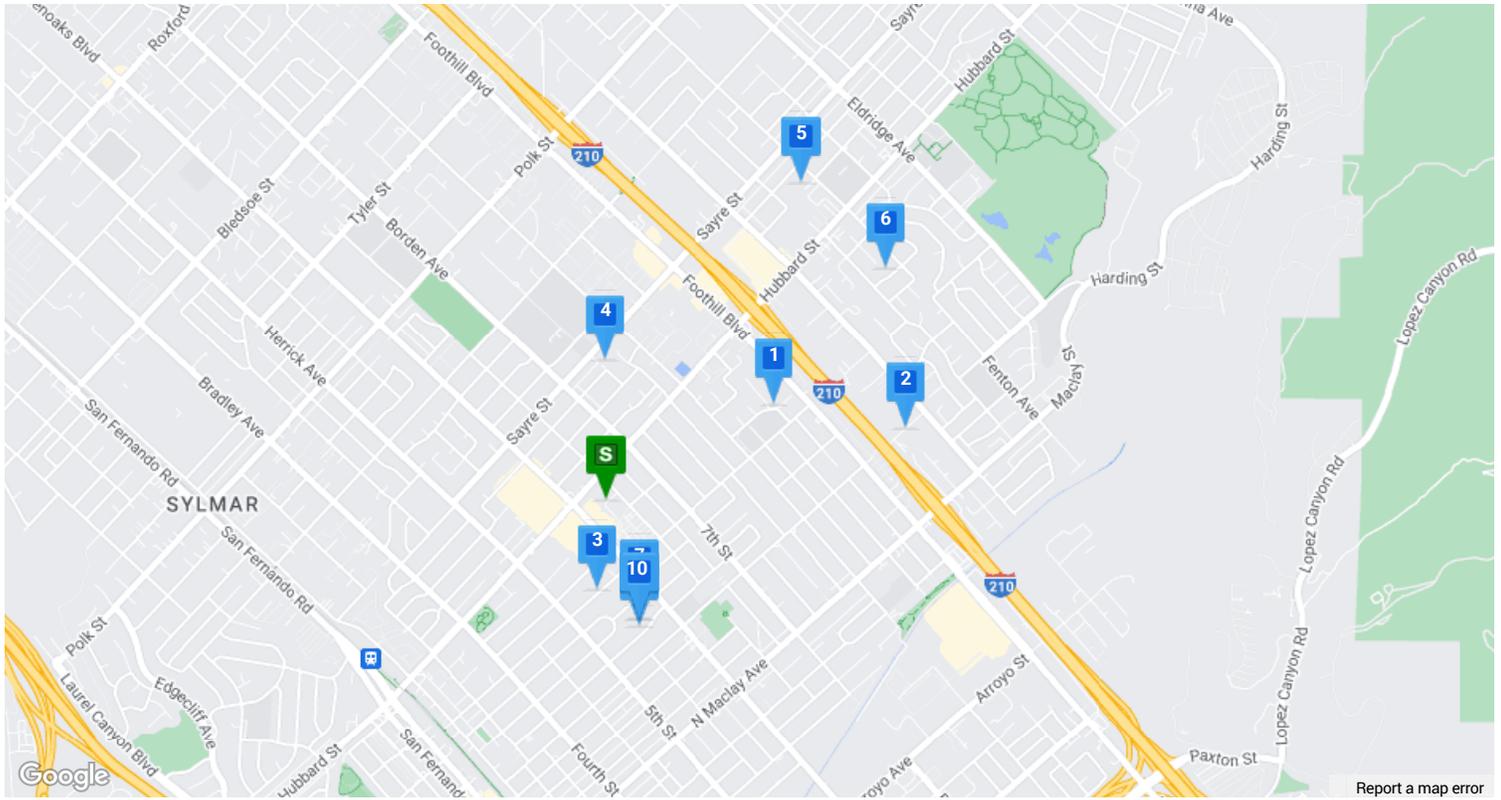
Land Use:	SFR	Bedrooms:	4	Living Area:	2,210 Sq. Ft.	Year Built / Eff:	1915 / 1973
Zoning:	LAR1	Baths (F / H):	3 /	Lot Area:	19,773 Sq. Ft.	Stories:	1
Subdiv / Tct:	Princes Subdivision /	Total Rooms:	10	Basement:		Parking Type:	
Style:	Conventional	Pool:		Cooling:	Central	Garage #:	
Exterior Wall:		Fireplace:		Heating:	Central	Price / Sq. Ft.:	\$287

COMPARABLES

#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq. Ft.	\$ / Sq. Ft.	Bds / Bths	Lot Size	Age
1	0.01		12846 Adelphia Ave, San Fernando, CA 91340	09/06/2023	\$935,000			2,188	\$427	4 / 3	11,277	60
2	0.02		13209 Harding St, Sylmar, CA 91342	07/01/2024	\$960,000			2,264	\$424	2 / 2	15,618	61
3	0.15		701 Orange Grove Ave, San Fernando, CA 91340	08/24/2023	\$925,000			1,873	\$494	4 / 2	11,292	73
4	0.17		13978 Sayre St, Sylmar, CA 91342	11/15/2011	\$215,000			1,838	\$117	4 / 3	14,546	96
5	0.17		13520 Herron St, Sylmar, CA 91342	04/17/2024	\$1,180,000			2,589	\$456	2 / 2	19,999	74
6	0.18		13200 Azores Ave, Sylmar, CA 91342	02/05/2024	\$870,000			1,803	\$483	3 / 2	11,430	62
7	0.28		14901 W Navarre Way, Sylmar, CA 91342	03/28/2024	\$750,000			1,585	\$473	4 / 3	0	7
8	0.29		12253 N Lima Way, Sylmar, CA 91342	12/26/2023	\$701,000			1,574	\$445	4 / 3	0	7
9	0.29		14925 W Navarre Way, Sylmar, CA 91342	05/20/2024	\$740,000			1,574	\$470	4 / 3	0	7
10	0.29		14921 W Navarre Way, Sylmar, CA 91342	08/09/2023	\$706,000			1,574	\$449	4 / 3	0	7

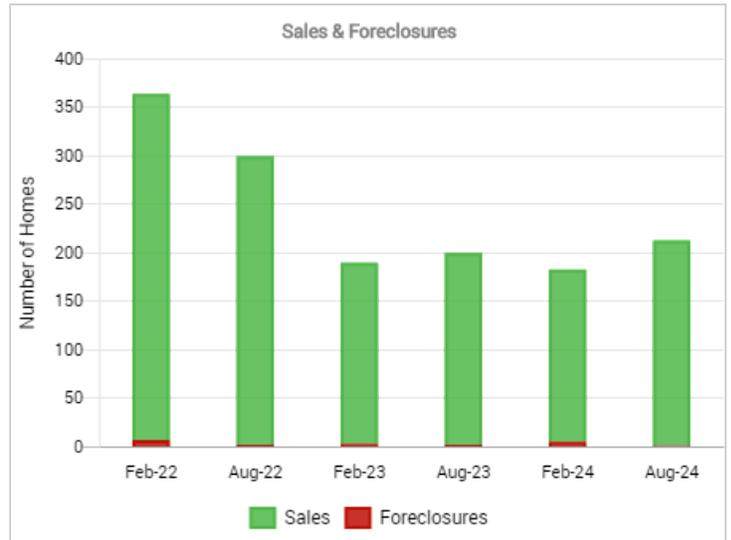
L: Listed R: REO RS: REO Sale SS: Short Sale D: Default A: Auction

Comparable Sales

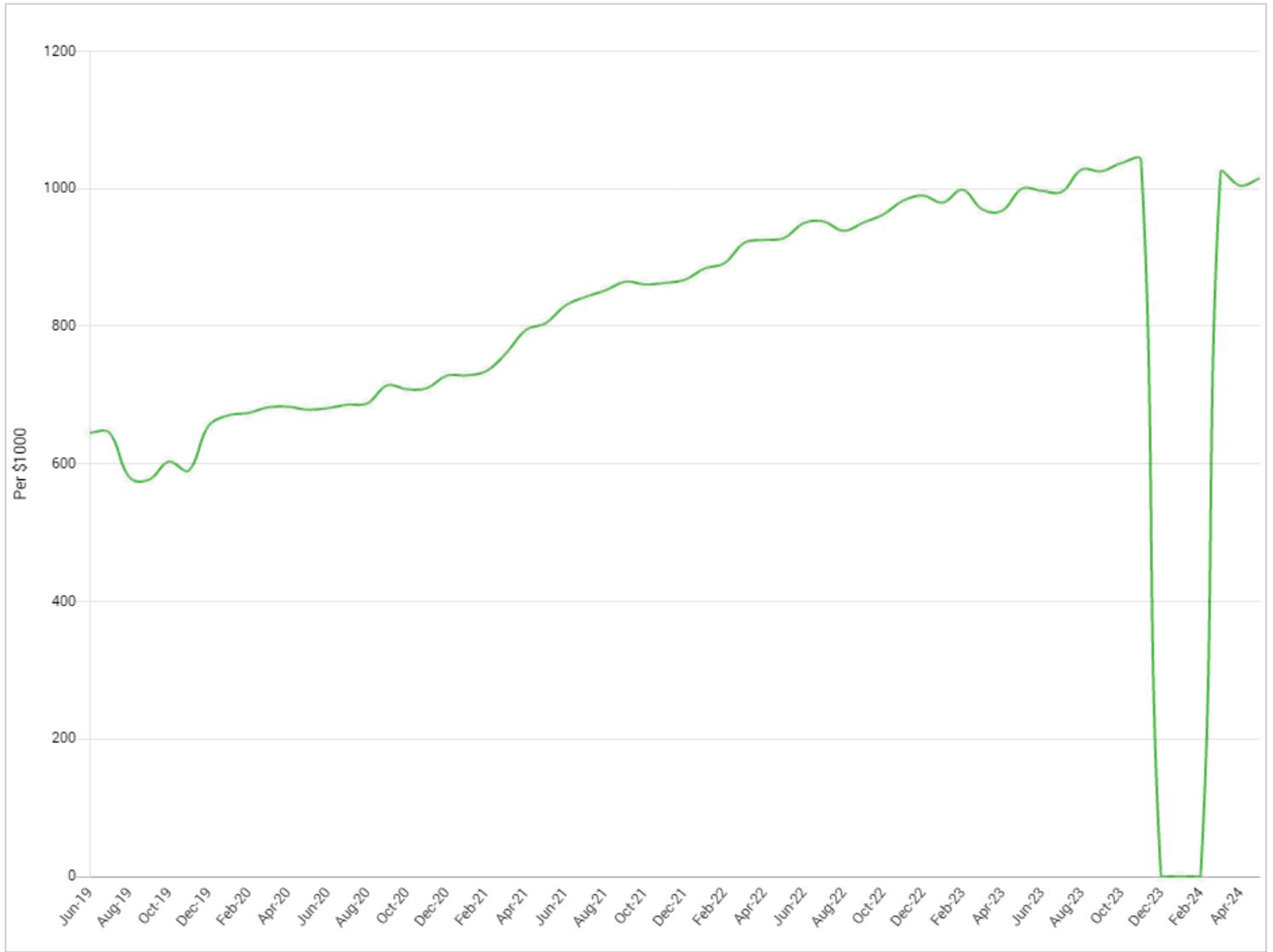


■ Subject Property ■ Comparables

Market Trends - Sylmar, CA (91342)



5 Year Value Trend



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20211420573



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

09/16/21 AT 08:00AM

FEES:	25.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	100.00



LEADSHEET



202109161070047

00021196067



012677341

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

ACCOM 14008 HUBBARD

RECORDING REQUESTED BY:
PROVIDENT TITLE COMPANY

AND WHEN RECORDED MAIL TO:

Mr. Juan José García
14008 Hubbard Street
Sylmar, CA 91342

THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

Title Order No: Escrow No: APN#:2517-013-002 & 2517-013-025

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

[X] computed on full value of property conveyed, or
[] computed on full value less of liens or encumbrances remaining at time of sale.
[] Unincorporated area [] City of Los Angeles AND

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledge,

Juan José García, single Man, as to an undivided 55% interest

hereby GRANT(s) to:

Cruz Godoy Florian, a Single Woman

the real property in the City of Los Angeles, County of Los Angeles, State of California, describe as:
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF

Also known as: 14008 Hubbard Street, Sylmar, CA 91342

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911 "

Dated December 20, 2019

Juan J. Garcia
Juan José García

This instrument is filed as an ACCOMMODATION ONLY. It has not been examined as to its effect upon title or its execution.

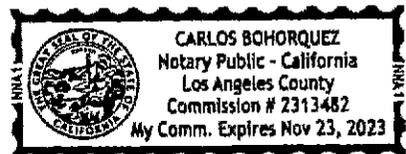
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

SATATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On DEC 26, 2019 before me, CARLOS BOHORQUEZ A notary Public personally appeared JUAN JOSE GARCIA — 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 *Carlos Bohorquez* (Seal)



MAIL TAX STAEMENTS TO PARTY SHOWN BELOW; IF NO PARTY SHOWN MAIL AS SHOWN ABOVE:

**Exhibit A
Legal Description**

All that certain real property in the County of Los Angeles, State of California, described as follows:

That portion of Lot 2 of Prince's Subdivision of Block 126 of Maclay Rancho Ex-Mission De San Fernando, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2 Page 40 of Maps, in the office of the County Recorder of said County.

Beginning at the most Northerly corner of said Lot, thence Southwesterly along the Northwesterly line of said Lot, 131.1 feet to a point; thence Southeasterly and parallel with the Northeasterly line of said Lot 363.2 feet to a point in the Northwesterly line of the land conveyed by deed recorded in Book 1701 Page 230 of Deeds; thence Northeasterly along said last mentioned line 131.1 feet to a point in the Northeasterly line of said Lot; thence Northwesterly along said Northeasterly line 374.3 feet to point of beginning.

Except therefrom those portions included within the lines of Lucas Street and Fayecroft Street as shown upon the map of Tract No. 20379, as per map recorded in Book 596 Page 33 of Maps, in the office of the County Recorder of said County.

Also except therefrom any portion lying within the lines or Parcel Map No. 13246, filed in Book 139 Pages 59 and 60 of Parcel Maps, in the office of the County Recorder of said County.

APN: 2517-013-002; 2517-013-025

This page is part of your document - DO NOT DISCARD



20141131078



Pages:
0006

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

10/27/14 AT 08:35AM

FEES:	55.00
TAXES:	0.00
OTHER:	0.00
PAID:	55.00



LEADSHEET



201410270940001

00009773772



006464868

SEQ:
01

DAR - Counter (Upfront Scan)



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

NAME WOODCREST FINANCIAL
ADDRESS P.O. Box 728
CITY Pasadena
STATE&ZIP CA 91102
Title Order No. _____ Escrow No. _____

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

STATE OF CALIFORNIA

FHA CASE NO.

Loan Number: 125073-MK

October 3, 2013

This DEED OF TRUST ("Security Instrument") is made on The trustor is:
Lee Kimmels

("Borrower").

The trustee is:
TRISTAR RECONVEYANCE

("Trustee").

The beneficiary is WOODCREST FINANCIAL AND UNI REALTY, LLC
which is organized and existing under the laws of THE STATE OF CALIFORNIA and whose address is ("Lender").
Borrower owes Lender the principal sum of Dollars(U.S. \$10,000.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on August 30, 2018.
This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications; the payment of all other sums, with interest, advanced under paragraph 6 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

which has the address of 14008 Hubbard St. Sylmar CA 91342

More particularly described as:

APN: 2517-013-002

APN: 2517-013-025

Legal Description: SEE EXHIBIT "A" HERETO AND MADE A PART HEREOF

NOTE: This document supersedes a lost deed that was issued on October 3, 2013.

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by his Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property".

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.

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 payments 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, and (c) premiums for insurance required under Paragraph 4. In any year which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either (i) a sum for the annual mortgage insurance premium to be paid by Lender to the

Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called 'Escrow Items' and the sums paid to Lender are called 'Escrow Funds.'

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA Lender shall deal with the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make the shortage or deficiency as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security instrument If Borrower renders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

3. Application of Payments All payments under Paragraphs 1 and 2 shall be applied by Lender as follows:

FIRST, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

SECOND, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

THIRD, to interest due under the Note;

FOURTH, to amortization of the principal of the Note;

FIFTH, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss. Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in Paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in Paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless the Secretary determines this requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lenders of any extenuating circumstances Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Charges to Borrower and Protection of lender's Rights In the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in Paragraph Z Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

If Borrower fails to make these payments or the payments required by Paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in Paragraph 2.

Any amounts disbursed by Lender under this Paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

7. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in Paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in Paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) Default. Lender may, except as limited by regulations issued by the Secretary in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) Sale Without Credit Approval. Lender shall, if permitted by applicable law and with the prior approval of the Secretary, require immediate payment in full of all the sums secured by this Security Instrument if:

(i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent) by the Borrower, and

(ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) No Waiver. If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events

(d) Regulations of HUD Secretary. In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) Mortgage Not Insured. Borrower agrees that should this Security Instrument and the note secured thereby not be eligible for insurance under the National Housing Act within 60 days

from the date hereof, Lender may, at its option and notwithstanding anything in Paragraph 9, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the note secured thereby, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary

10. Reinstatement Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude the foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance by lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of Paragraph 9.b. Borrower's covenants and agreements shall be, joint and several. Any Borrower who signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's, interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. **Notices** Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. **Governing Law; Severability.** This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. **Borrower's Copy.** Borrower shall be given one conformed copy of this Security Instrument.

16. **Assignment of Rents** Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs; each tenant of the Property to pay the rents to Lender or Lenders agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this Paragraph 16.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. **Foreclosure Procedure.** If Lender requires immediate payment in full under paragraph 9, Lender 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 paragraph 17, 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.

18. **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 and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

19. **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 files 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.

20. **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.

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

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 and agreements of this Security Instrument as if the rider(s) were in a part of this Security Instrument. [Check applicable boxes].

Condominium Rider Graduated Payment Rider Growing Equity Rider
 Planned Unit Development Rider Other [Specify] PRIVATE NOTE

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in pages 1 through 6 of this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witness: _____ Witness: _____

Lee Kimmels (Seal) Borrower (Seal) Borrower

(Seal) Borrower (Seal) Borrower

(Seal) Borrower (Seal) Borrower

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES } SS

On Oct 2, 2014 before me,
SANDRA NUNEZ
a Notary Public in and for said County and State, personally
appeared LEE KIMMELS

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 Sandra Nunez

FOR NOTARY SEAL OR STAMP



REQUEST FOR RECONVEYANCE

TO TRUSTEE:

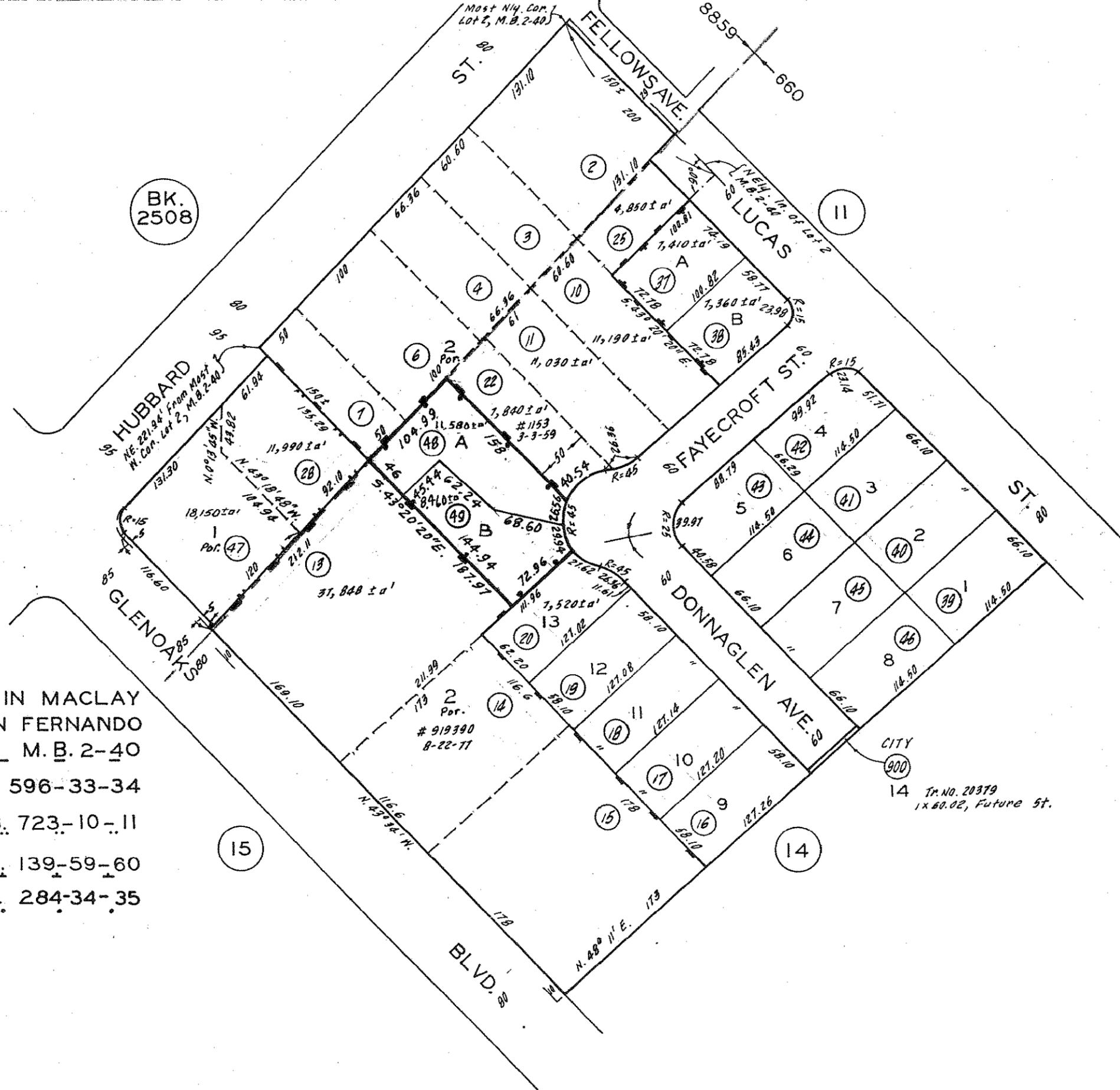
The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Dated: _____

TRA
660
8859

820818313
83022209
950213
1998120805001001- B1

1999



PRINCE'S SUB OF BLK. 126 IN MACLAY
 RO. EX MISSION DE SAN FERNANDO
 M. B. 2-40

TRACT NO. 20379 M. B. 596-33-34
 TRACT NO. 28319 M. B. 723-10-11

PARCEL MAP P. M. 139-59-60
 PARCEL MAP P. M. 284-34-35

CITY
 900
 14 Tr. No. 20379
 1x60.02, Future St.

1999

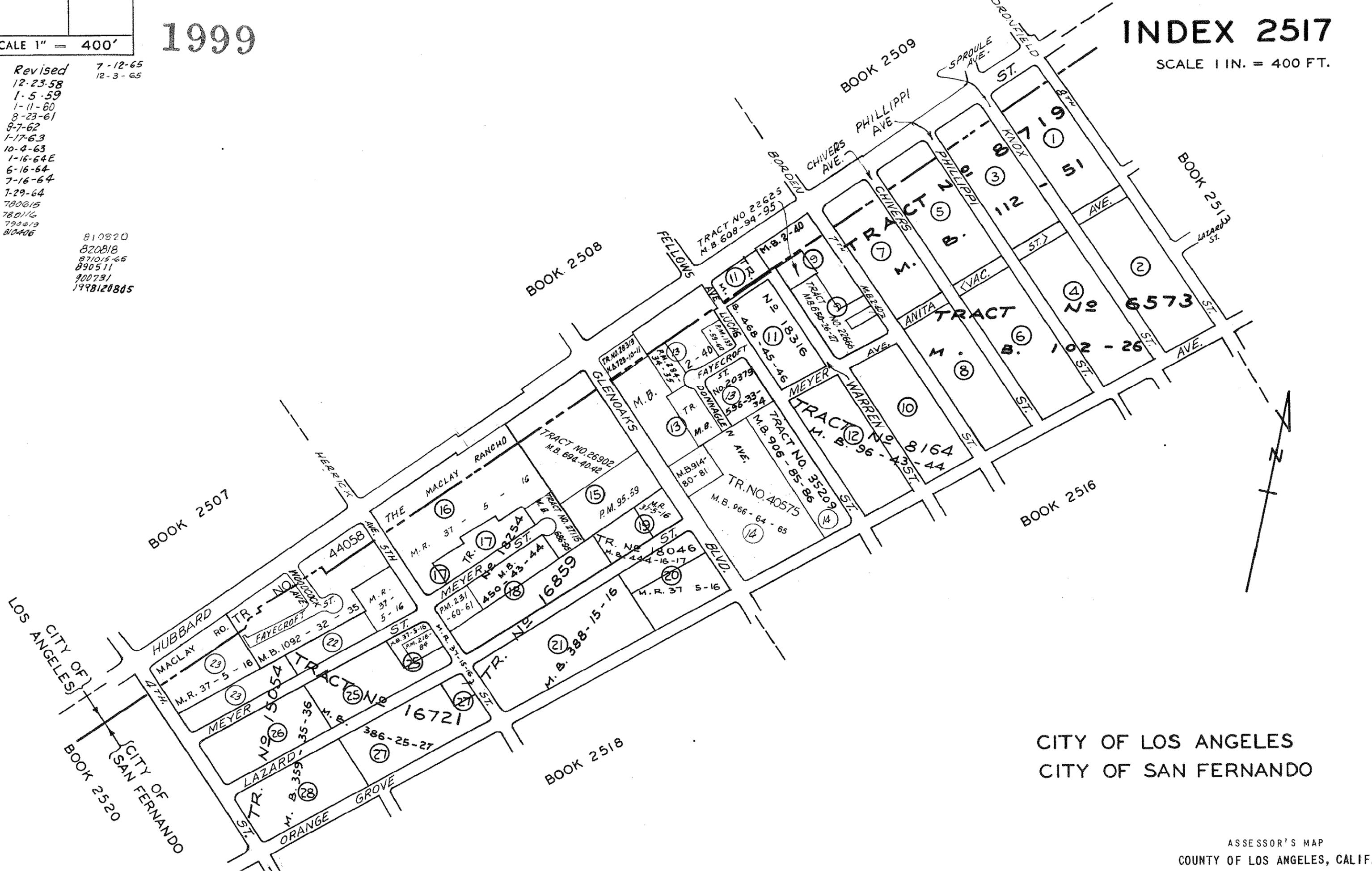
INDEX 2517

SCALE 1" = 400'

SCALE 1 IN. = 400 FT.

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 12-23-58 12-3-65
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 1-17-63
 10-4-63
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 6-16-64
 7-16-64
 7-29-64
 780615
 780116
 790619
 810406

810820
 820818
 871015-65
 890511
 900731
 1998120805



CITY OF LOS ANGELES
 CITY OF SAN FERNANDO

Exhibit 5

List of the owners.

FLORIAN, CRUZ G ET AL
14008 HUBBARD ST
SYLMAR CA 91342

SAGEN ANTHONY
14008 HUBBARD ST
SYLMAR CA 91342

CRUZ GODOY FLORIAN
14008 HUBBARD ST
SYLMAR, CA 91342-4117

CRUZ G FLORIAN & ANTHONY SAGEN
14008 HUBBARD ST,
SYLMAR, CA 91342