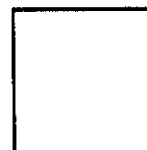


Type



Plans

VB408-0183

Permit Number

1101

Street Number

Burbank Ave

Street Name

Bel

Community Code

125-201-038

APN

#2 Violation Complaint Form
CDE-001

JCM 07-0940

12/17/07

DC
JMC

CONFIDENTIAL

Date Received Staff Complainant Phone #

1. Property Address 1101 Burbank Ave, Bel
City Assessor's Parcel # 125-201-038
Zoning Parcel Size
Property Owner's Name Phone #
Owner's Mailing Address

2. Nature of the Complaint (Check Box(es) and describe)

Zoning Code Violation(s) Violation No.

Health Code Violation(s) Violation No.

Building Code Violation(s) Violation No. V12008-0183

Addition to a SFD including plumbing & electrical

Construction without Permit(s)

Hazardous / Substandard (Specify)

Grading / Fill without Permit(s) Violation No.

CODE ENFORCEMENT STAFF USE ONLY BELOW THIS LINE

3. Report of Investigation

Date	Investigation Report
5/29/05	A SITE INSPECTION OBSERVED CONVERSION ENCLOSED PATIO TO LIVING SPACE

Letter 2500 Track Letter Track Letter Track
 Hold for Deed Other
Priority Date Violation Closed Permit # Close Tracking

SUPPLEMENTAL ACTIVITY LOG

Site Address: 1101 Burbank

Inspector: _____ Page _____ of _____

File #: _____

ROSMARK ALEXANDRO BROUDE
304 3477 528-2521

Date/yr:

6-2-11 New owners at cube

Staff time: .5 HR.

- Directed area inspector to call owner.
- Directed owner to contact area inspector.
- Need clarification on whats needed for submittal.

Addition?

Foundation?
FRAMING?

Use: Laundry room etc.

Owner started application, but had no plans.

7/6/11 ~~PLEASE RELEASE @ CUBE TO DISCUSS~~

NEW P/O @ CUBE TO DISCUSS WHAT SHE NEEDS TO DO TO LEVELIZE BACK PATIO CONVERSION. ADVISED HER THAT SHE NEED TO HIRE A PROFESSIONAL. LMR

7/7/11 CALLED P/O'S BROTHER AND INFORMED HIM THAT I NEED TO SPEAK WITH HIM PER HIS SISTER'S REQUEST. LMR

7/12/11 STEVE BOCHARDT @ CUBE HE WILL BE DRAWING THE PLANS FOR THE P/O. LMR

1/4/11 PLEASE RELEASE OCTR AND CUBG FILE. R

SUPPLEMENTAL ACTIVITY LOG

Site Address: 1101 BURBANK AVE

Inspector: _____ Page _____ of _____

File #: _____

Date/yr:

12/2/10	REALTOR FOR BANK DOUG SOLWICK BROUGHT IN A COPY OF THE ASSESSOR'S FIELD NOTES, I AM BE REFERRING THIS FILE TO M. FRANCESCHI TO REVIEW AND RETURN HIS CALL. LMM
1/5/11	PERSPECTIVE BUYER @ CURS TO REVIEW FILE. LMM
1/13/10	Sent fax to Realtor - Trish McCall. Reviewed Assessor's notes + areas of addition + Converted screened porch. Says she has buyer. Refused to permit tech re: permit COSTS.
#	225
2/8/11	emailed ccr of Demand to title + copied RE. need permit and confirmation (to instrument # + date) of ccr recording B/4 release. @
2/8/11	mailed release to title w/ original receipt for Bond \$
4-13-11	Corrected Bond receipt to 2/22 not 2/12. Dan to correctly reflect date procured ("typo"). Dan has corrected the receipt book and Katrina Bell @ Fidelity 544, 711 corrected the p.o. receipt so all reflect the correct date of 2/22/11. @

SUPPLEMENTAL ACTIVITY LOG

Site Address: 1101 BURGONIA AVE

Inspector: _____

Page _____ of _____

File #: _____

Date/yr:

8/9/10	AGENT FOR BANK @ CUBE. RECEIVED COPIES OF DOCUMENTS. LHM
9/30/10	Met agent for bank (Justin Urobel) @ PRMD. Provided copy of recorded UTD. Discussed legalization vs demo. Advised to contact DCahill specifically for scope of work / demo permit questions.
10/29/10	PERSPECTIVE BUYER @ CUBE TO REVIEW FILE. LHM
11/8/10	PERSPECTIVE BUYER @ CUBE TO DISCUSS WHAT HE WOULD NEED TO DO TO BRING PROPERTY INFO COMPLIANCE. HE MADE A FLOOR PLAN TO SHOW WHAT HE THINKS IS THE FORTH CONVERSION. LHM. (KellerWilliams)
11/15/10	Scheduled Appt to meet joan lumsden on site to review violation cancelled. Escrow cancelled.

Refund Request

ACT-001

Make check payable to:

Payee Yolanda Broude

Permit Number BLD11-3155

Mailing Address 1101 Burbank Ave.

City/Town Santa Rosa State/Zip CA

Signature *Yolanda Broude*
 Signature By signing you are stating that these monies are due to you.

707-481-9273

Reason for refund must be stated or refund will be denied.

Refund for Lien Release of CCR upon Final

COPY OF RECEIPT MUST BE ATTACHED

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

PRMD Staff Name:	<u>Da CA</u>	Date Request Received:	<u>1/3/12</u>
Manager's Signature:	<u><i>[Signature]</i></u>	<input type="checkbox"/> Partial Refund \$:	<u>4000.00</u>
Date signed:	<u>1-4-12</u>	<input checked="" type="checkbox"/> Full Refund	
		<input type="checkbox"/> Recommend Disapproval of Refund	(If not approved, state reason in Comments)
Expenses Incurred:	Number of Hours Spent Working on File/Staff Name: _____ / _____ Other Expenses (Description & Dollar Amount): _____ _____ _____		
Comments:	_____ _____ _____ _____		

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Accounting Staff

Receipt Date: (Date Entered into Permit Plus, Fees Paid)			
Fees Eligible for Refund:	Fees Paid:	\$	_____
(Less):	Staff time:	\$	_____
	Other Expenses:	\$	_____
Subsid. # (If Applicable):	Total Refund:	\$	_____

Sonoma County Permit and Resource Management Department

2550 Ventura Avenue ❖ Santa Rosa, CA ❖ 95403-2829 ❖ (707) 565-1900 ❖ Fax (707) 565-1103

May. 26. 2011 8:18AM

La Tortilla Factory

No. 5397 P. 3

Y O I
E M A
U E, S A F
00

INVOICE

ING SI

Applic

1531

2096404

FORM OF REMITTANCE:

OFFICIAL RECEIPT
COUNTY OF SONOMA
SANTA ROSA, CALIFORNIA

CASH.....
CHECK.....

DATE 2/22 20 11

BRAND

RECEIVED FROM YOLANDA S. BRONDE AND ALBERTO BRONDE ROSANNA

ADDRESS 1101 BURBANK AVE, SANTA ROSA

THE SUM OF FOUR THOUSAND DOLLARS 00/102 \$ 4000.00

FOR 1101 BURBANK AVE, BURSTY ROAD

ORIGINAL-TO PAYEE

P R M D
DEPARTMENT OF OFFICE
BY [Signature]

Refund Request ACT-001

Make check payable to:

Yolanda S Broude

File VB008-0183 APN 125-201-038
 Permit Number

Payee

2389 Mc Bride Ln #43

Mailing Address

Santa Rosa CA 95403

City/Town

State/Zip

Alejandro Broude, as attorney in fact
 Signature By signing you are stating that these monies are due to you.
for Yolanda S Broude

Reason for refund must be stated or refund will be denied.

Refund of cash surety bond. Abatement procedure has been completed.

COPY OF RECEIPT MUST BE ATTACHED

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Staff

PRMD Staff Name:		Date Request Received: _____
Manager's Signature:		<input type="checkbox"/> Partial Refund \$ _____
Date signed:		<input type="checkbox"/> Full Refund
Expenses Incurred:	<input type="checkbox"/> Recommend Disapproval of Refund (if not approved, state reason in Comments)	
	Number of Hours Spent Working on File/Staff Name: ____ / ____	
	Other Expenses (Description & Dollar Amount): _____	
Comments:	_____ _____ _____ _____	

DO NOT WRITE BELOW THIS LINE - To Be Completed by PRMD Accounting Staff

Receipt Date: (Date Entered into Permit Plus, Fees Paid)	
Fees Eligible for Refund:	Fees Paid: \$ _____
(Less):	Staff time: \$ _____
	Other Expenses: \$ _____
Subeld. # (If Applicable):	Total Refund: \$ _____

RETURN TO

Sonoma County Permit and Resource Management Department, Code Enforcement Division 2550 Ventura Avenue Santa Rosa, CA 95403

Fidelity National Title CONFORMED BUT NOT COMPARED. DOC # 2011-031931 DATE 4-11-11

NOTICE OF TERMINATION OF ABATEMENT PROCEEDINGS

NOTICE IS HEREBY GIVEN that the proceedings described in the Notice of Abatement Proceedings recorded on 04/18/2009, in the Office of the County Recorder of Sonoma County, California, as Instrument No. 2009034075, have been terminated. That Notice of Abatement Proceedings is hereby withdrawn.

The proceedings described in the Notice of Abatement Proceedings were initiated by the County of Sonoma to abate certain described substandard and/or dangerous conditions on the real property

located at 1101 Burbank Ave, Santa Rosa, Assessors' Parcel No. 125-201-038, owned by Maria G. Marquez,

and more particularly described in Exhibit A, attached hereto and incorporated herein by this reference. The substandard and/or dangerous conditions at issue in that action will be addressed in accordance with an agreement with the property owner.

BY: [Signature] for Ben Neuman, Code Enforcement Manager Permit and Resource Management Department

DATED: FEBRUARY 8, 2011 at Santa Rosa, California COUNTY OF SONOMA

STATE OF CALIFORNIA, COUNTY OF SONOMA On February 8, 2011 before me, SCOTT I. HUNSPERGER, Notary Public, personally appeared, DAN CAHILL who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

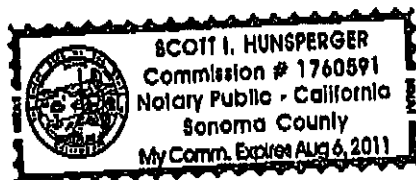
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] Notary's Signature

(SEAL)

you08-0183_not.doc



Nancy Atwell

From: Bell, Katrina [Katrina.Bell@fnf.com]
Sent: February 10, 2011 11:27 AM
To: Nancy Atwell
Cc: Trish McCall
Subject: CC&R for 1101 Burbank Ave.
Attachments: SDOC6859.pdf

Good Morning Nancy,

Thank you very much for providing the attached CC&R for the buyers and sellers signature on the property at 1101 Burbank Ave., Santa Rosa. You can see that the buyers did sign this, but the seller, BAC Home Loans Servicing would like one small correction before they are willing to sign this CC&R. They are referencing item #1 on page 1 where it states "Seller shall pay the Sonoma County Permit and Resource Management Department the sum of \$4,640.00." Can you please change this to show the "Buyer shall pay the Sonoma County Permit and Resource Management Department the sum of \$4,640.00." The buyer has already brought these funds to escrow so that we can pay this penalty and the surety bond at the close of escrow. But I can't close until the seller signs this CC&R and they won't sign it until the word is changed from seller to buyer.

Is there anyway at all that you could please change this one word and re-send to me? Thank you so very much for all of your efforts. I appreciate your help in getting this issue resolved.

Thank you,

Katrina Bell
Escrow Officer
Fidelity National Title Company
500 Bicentennial Way, Ste. 200
Santa Rosa, CA 95403
tel: 707-544-1771
fax: 707-579-1188
e-mail: katrina.bell@fnf.com

-----Original Message-----

From: Katrina [mailto:katrina.bell@fnf.com]
Sent: Thursday, February 10, 2011 9:39 AM
To: Bell, Katrina
Subject:

This E-mail includes attached file(s) sent from "RNP7D16B9" (2575).

Scan Date: 02.10.2011 12:39:18 (-0500)

**RECORDING REQUESTED BY
AND RETURN TO**

PERMIT AND RESOURCE MANAGEMENT DEPARTMENT
2550 Ventura Ave,
Santa Rosa, CA 95403
Attn: Ben Neuman



2011014643

OFFICIAL RECORDS OF
SONOMA COUNTY

FIDELITY NAT'L TITLE CO. JANICE ATKINSON
02/15/2011 08:00 DCLRE
RECORDING FEE: \$31.00
PAID

7 PGS



DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

WHEREAS, **BAC Home Loans Servicing, LP** a subsidiary of **Bank of America, N.A.**, (hereafter "Seller(s)") is the fee title owners of the real property located in the unincorporated area of the County of Sonoma at **1101 Burbank Ave, Santa Rosa, California**, Sonoma County Assessor's Parcel No. **125-201-038** (hereinafter the "Property"), more particularly described in Exhibit A, attached hereto and incorporated herein by this reference;

WHEREAS, the County has confirmed the following Notices of Violation that Seller is in violation of Sonoma County Code Chapter 7 for failure to obtain necessary permits for a porch converted into living space on the Property ("the Offending Structures/Improvements"); and

WHEREAS; Seller intends to transfer ownership to **Yolanda S. Broude, Alejandro Broude, and Rosanna M. Broude** (hereinafter "Buyers") and require Buyers to obtain all required permits, inspections and perform correction work as necessary to obtain compliance;

WHEREAS, the prior Property Owner and Buyers, having been properly notified of the violations and civil administrative penalties submitted a written request on January 26, 2011, to the County seeking a stay of all additional civil administrative penalties for the violations in question:

WHEREAS; Seller, Buyers and the County of Sonoma (the "County") desire to resolve this matter promptly, and thereby avoid the time and expense of further proceedings or additional civil administrative penalties;

WHEREAS; the Buyers understand that the successful completion of these Declaration of Covenants, Conditions, and Restrictions, (CCR's) resolves and settles, in their entirety, those allegations that are found in the Notices of Violation specified herein;

NOW THEREFORE, the Buyers hereby agree for themselves and their successors and assigns, to abide by the terms and conditions of these CCR's and complete the requirements prior to the expiration of these CCR's, that:

1. Buyers shall pay the Sonoma County Permit and Resource Management Department (the "Department") the sum of \$4,640.00 in satisfaction of accrued abatement costs and penalties prior to the release of the Notice of Abatement Proceedings.
2. The payment provided for in paragraph 1 shall be made payable to "PRMD" and delivered to the Department at 2550 Ventura Avenue, Santa Rosa, California, 95403. Payment of the above penalties shall stay additional penalties from accruing provided all the conditions/terms of these CCR's are met by the deadlines set forth herein.
3. Buyers shall deposit with the Department, a cash surety bond of \$4,000.00 out of the escrow account prior to the recordation of this Declaration of Covenants, Conditions and Restrictions in the Office of the County Recorder. The bond shall be maintained by the Department and may be forfeited in whole or part, at the discretion of the Code Enforcement Manager pending satisfaction of these CCR's. Upon satisfaction of these

CCR's, the bond shall be returned to the Buyers less any costs incurred by the County in this action. In the event that the Buyers fail to satisfy the terms of these CCR's, the proceeds of the bond, or any part thereof, may be used by the County to complete necessary securing of property or removal and disposal of the Offending Structures/Improvements in accordance with paragraph 6 hereof. In the event that the proceeds of the bond, or any part thereof, are used by the County for the purpose of completing necessary work or due to forfeiture for non-compliance with deadlines any amounts remaining after such work or forfeiture and after payment of any related costs and expenses, shall be returned to the Buyers. In the event that the proceeds of the bond are insufficient to complete the necessary work, any costs incurred by the County in excess of the bond shall be assessed against the Property, and may be collected in the same manner as taxes, as provided by Government Code Section 25845 and Sonoma County Code Section 1-7(b).

4. For the Offending Structures/Improvements:

- a. By August 1, 2011, Buyers shall submit a complete plan check application and plans together with all fees for the review and approval by the Department for permits to legalize the Offending Structures/Improvements.
- b. Buyers shall respond within fifteen (15) days to any request for additional information or documentation required from the Department. Allowances may be granted for additional time to accommodate the schedule of a California licensed engineer or architect.
- c. Buyers shall pay all the required permit and development fees and obtain the permit within (30) days of the Department's mailing of written notice of plan approval.
- d. If the Buyers fail for any reason to make any of the submissions or to obtain any of the permits or approvals within the timetables specified in the foregoing subparagraphs, or if the Offending Structures/Improvements cannot be legalized as specified in subparagraph 3a through 3c noted above, then within thirty (30) days of the Department's mailing of a written demand to them, Buyers shall obtain a demolition permit, pay all required fees, and remove the unlawful improvements and complete demolition and removal under inspection from the Department. Buyers shall forfeit \$2,000.00 of the surety bond for failure to make submissions or obtain required permits.

5. Application shall be made as required in paragraph 4b through 4d noted above. Additional time considerations up to one year may be allowed for required septic system improvements or testing.

6. After the issuance of a permit(s) for the Offending Structures/Improvements, the Buyers shall complete all work required under the permit(s) and shall obtain final inspection from the Department by April 1, 2012.

7. If Buyers fail to meet any deadline set forth in Paragraphs 4 through 6 hereof, the County is authorized to enter the Property upon five (15) days written notice and secure or demolish and dispose of the Offending Structures/Improvements when and as the Director of the Department, in his/her sole discretion, determines it appropriate. The Buyer also shall forfeit \$2,000.00 of the surety bond.

8. It is the Buyer's responsibility to update code enforcement staff as to the progress achieved in meeting the deadlines set forth in these CCR's. Upon advance written notice to the Code Enforcement Manager, extensions may be granted to extend deadlines for circumstances beyond the control of the property owner.

9. The rights and remedies provided in Paragraphs 5 and 7 of these CCR's are in addition to, and shall not in any way affect or restrict, any rights and remedies available to the County under federal, state and local

laws including assessment of additional civil administrative penalties if compliance is not met by the stated deadlines.

10. The County reserves the right to take future enforcement actions arising out of violations not the subject of these CCR's; in addition, the County reserves the right to demand increased penalties in connection with any future violations that are not the subject of this Covenant.

11. The Buyer's failure to perform any of the terms or conditions of these CCR's will render the Buyers in violation of the terms and conditions of these CCR's which shall be grounds for the County to terminate the CCR's at the sole discretion of the Code Enforcement Manager.

12. These CCR's shall benefit the County, and shall run with the Property, binding the Owners and their successors and assigns.

13. In the event the County brings an action to enforce the terms and provisions of these CCR's in an appropriate court of law, the County shall be entitled to recover all costs of litigation, including, but not limited to, attorneys' fees, administrative costs, court costs, and witness fees.

14. Buyers shall indemnify, hold harmless and defend the County, its agents and employees, from and against any and all claims, demands, liabilities, costs, expenses, actions, and causes of action that may be asserted by any person or entity, including Buyers, arising out of or in connection with the performance of these CCR's.

15. Any action to defend or enforce this covenant shall be filed and prosecuted in the California Superior Court in and for the County of Sonoma.

16. The Parties have read and agree to the terms and conditions of this Covenant by signing below.

17. Additional information regarding this CC&R may be obtained from the Sonoma County Permit and Resource Management Department, Code Enforcement Division. Inquiries should reference file number VBU08-0183

signed in Counterpart

Dated: _____

Seller: _____

**BAC Home Loans Servicing, LP
a subsidiary of Bank of America, N.A.**

Dated: 2/8/11

Buyer: Yolanda S Broude by Alejandro Broude
Yolanda S. Broude *as her atty. in fact.*

Dated: 2/8/11

Buyer: Alejandro Broude
Alejandro Broude

Dated: 2/8/11

Buyer: *Rosanna M. Broude*
Rosanna M. Broude

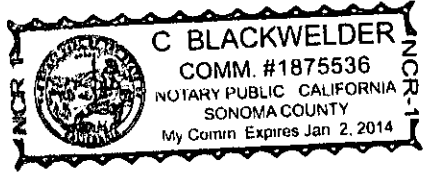
State of California)
County of Sonoma)

On February 8, 2011 before me,
C. Blackwelder, Notary Public (here insert name and title of the officer),
personally appeared Alejandro Broude and Rosanna M. Broude,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within
instrument and acknowledged to me that ~~he~~/~~she~~/they executed the same in ~~his~~/~~her~~/their authorized capacity(ies), and
that by ~~his~~/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)



laws including assessment of additional civil administrative penalties if compliance is not met by the stated deadlines.

10. The County reserves the right to take future enforcement actions arising out of violations not the subject of these CCR's; in addition, the County reserves the right to demand increased penalties in connection with any future violations that are not the subject of this Covenant.

11. The Buyer's failure to perform any of the terms or conditions of these CCR's will render the Buyers in violation of the terms and conditions of these CCR's which shall be grounds for the County to terminate the CCR's at the sole discretion of the Code Enforcement Manager.

12. These CCR's shall benefit the County, and shall run with the Property, binding the Owners and their successors and assigns.

13. In the event the County brings an action to enforce the terms and provisions of these CCR's in an appropriate court of law, the County shall be entitled to recover all costs of litigation, including, but not limited to, attorneys' fees, administrative costs, court costs, and witness fees.

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17. Additional information regarding this CC&R may be obtained from the Sonoma County Permit and Resource Management Department, Code Enforcement Division. Inquiries should reference file number VBU08-0183

Dated: 2/11/11

Seller: 

BAC Home Loans Servicing, LP
a subsidiary of Bank of America, N.A.
Scott E Donaldson, Asst Secretary

Dated: _____

Buyer: _____
Yolanda S. Broude

Dated: _____

Buyer: _____
Alejandro Broude

Dated: _____

Buyer: _____
Rosanna M. Broude

State of Arizona)
County of Maricopa)

On 2/11/11 before me,
Bobby McCarther, Notary Public (here insert name and title of the officer),
personally appeared Scott E Donaldson, Asst. Secretary

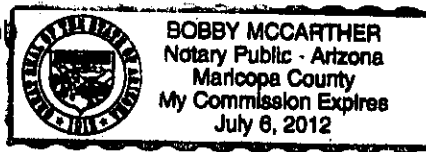
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s),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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

(Seal)



SUPPLEMENTAL ACTIVITY COST CALCULATION

Site Address: 1101 BURBANK File number(s): VB008-0183

APN: 125-201-038 District Inspector: CAHILL

Violation resolved: Yes No CC&R needed: Yes No Denial letter: Yes No

Received Demand date: 1/24/11 NEEDS CCTR FOR COVERED PORCH CONVERSION TO LIVING SPACE.

Date(s)	Description	Inspector Hours	Clerical Hours
	Initial Complaint: research, 1 st noticing-NOV, 2 nd NOV, courtesy, QREC	NO CHARGE	
	Initial site inspection [including photos]	NO CHARGE	
	N&O: post, notes	NO CHARGE	
	Expired Permit Notice		
	On-site appointments		
	Communication [via phone or at office]: P.O., P.O. atty, neighbors, staff, status updates with complainant, other		
	Consult with department staff		
	Correspondence: other than noticing; custom letter, email, etc		
	Lab samples: [drive to site, take sample, lab drop off, interpret results]		
	Re-inspection: standard fee \$199.00		
	Research/Assessor records reviewed, File review		
	Recordation: research, file review, process; includes notary	1	.5
	Abatement hearing [penalties recovered in H.O. Decision]		
	Stipulated agreement: Hearing process [penalties usually recovered in agreement]		
	Collections: process, tracking, distribute/ Partial abatement lien		
	CC&R: release of lien [includes file review, research, negotiations, docs, notary, etc]	1	.5
	Close Violation [process includes data input, striping file, tracking, microfiche, etc]		
	Release of Recordation: standard 2 hour charge + costs & penalties [includes: file review, research, documents, limited p.o. contact and/or title co. contact, notary]	2	.5

*No charge per Sonoma County Code

$$\begin{aligned} & \underline{4} \text{ hours} \times \$136.00 = \$ \underline{544} \\ & \underline{1.5} \text{ hours} \times \$ 80.00 = \$ \underline{120} \end{aligned}$$

Completed by: J. Ad Date: 2/2/11 TOTAL = \$ 664



Fidelity National Title Company

500 Bicentennial Way, Suite 200, Santa Rosa, CA 95403
707 544-1771 • FAX 707 544-8027

ATTN: Dan Cahill
Sonoma County Permit and
Resource Management Dept.

FAX: 565-3767

DATE: January 26, 2011
ESCROW NO.: 11-490127109-KB
LOCATE NO.: CAFNT0949-0949-0001-0490127109
RE: Notice of Abatement Proceedings
APN: 125-201-038

An escrow has been opened with this company covering property located at:

1101 Burbank Avenue, Santa Rosa, CA 95407

more particularly described as:

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

We are advised that you hold a lien which is to be paid in full through close of escrow.

Please submit your demand for payment in full along with a Satisfaction of Judgment for the following described lien:

Case No.:

Creditor: Sonoma County Permit and Resource Management Dept.

Debtor: Originally with Maria G. Marquez, transferred to HSBC Bank, USA N.A. as Trustee for Luminant Mortgage Trust 2006-2 Trust Fund through foreclosure

Recording Date: April 15, 2009

Recording Information and County: #2009-034075

In order that we may serve our principals in this escrow in an expeditious manner, we would appreciate your cooperation in returning the requested information at your earliest convenience.

IF AVAILABLE, PLEASE FAX YOUR DEMAND TO 707 579-1188. Thank you for your assisting us to comply with our escrow instructions.

Note: This is a request for a demand in connection with a transaction being handled by Fidelity National Title Company. It is not an offer to pay, nor is it an offer to enter into a contract. You are not entitled to rely upon this request in any way as an indication that payment will in fact be made by Fidelity National Title Company, nor should this request be construed as an acknowledgement that the obligation referred to herein is valid.

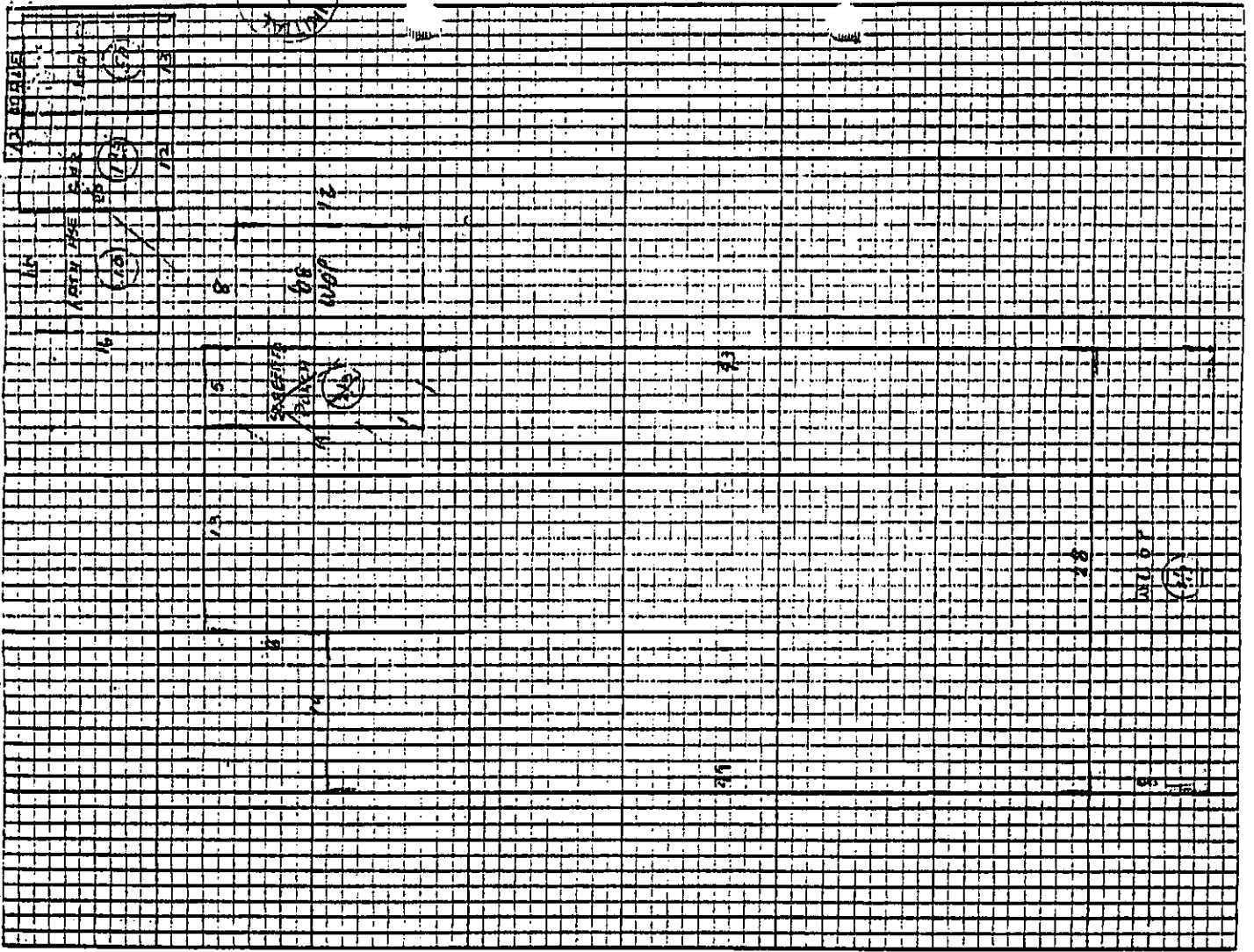
Sincerely,

Katrina Bell
Escrow Officer
707 544-1771

KB

YSB by AEB as atty. in fact

RUB AEB



Structure Found	Cons.	Ext.	Roof	Floor	Int.	Size, etc.
Garage	Box	215	LC SH	INS	DNF	12 x 20
WATER	Box	741	ASPH	ASPH	"	16 x 16
WATER	Box	1470	CARTR	DNF	"	20 x 12

COMPUTATIONS

08 WOP (11) 8 x 12 = 90

5 x 113 = 215
 13 x 57 = 741
 10 x 149 = 1490

of 1416 = 2836
 1416 - 2836 = 1420
 1420 - 215 = 1205

SP 75 - 5110 = 5111
 WOP 1/3 8 x 22 x = 274

Remarks: 9-08: P-ted. No entry. Ed. and. P. for new
 20. P. WOP - PR 3-09: Dist. No entry. Ad. No
 not allowed - 192

For Assessment Purposes Only
 The Assessor's Office does not warrant
 or guarantee the accuracy of the
 information provided.

For Assessment Purposes Only
The Assessor's Office does not warrant
or guarantee the accuracy of the
information provided.

20

20

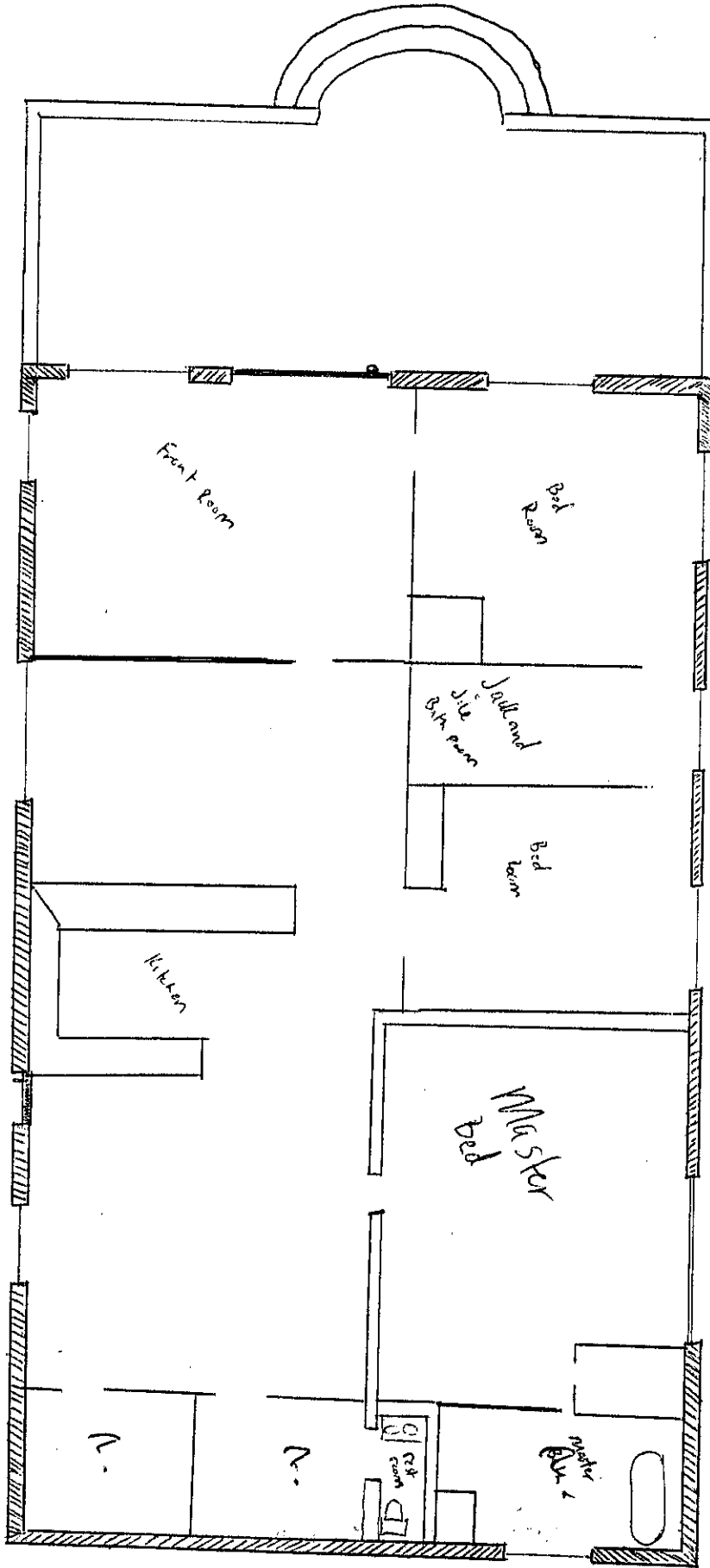
YSB
AEB



AEB

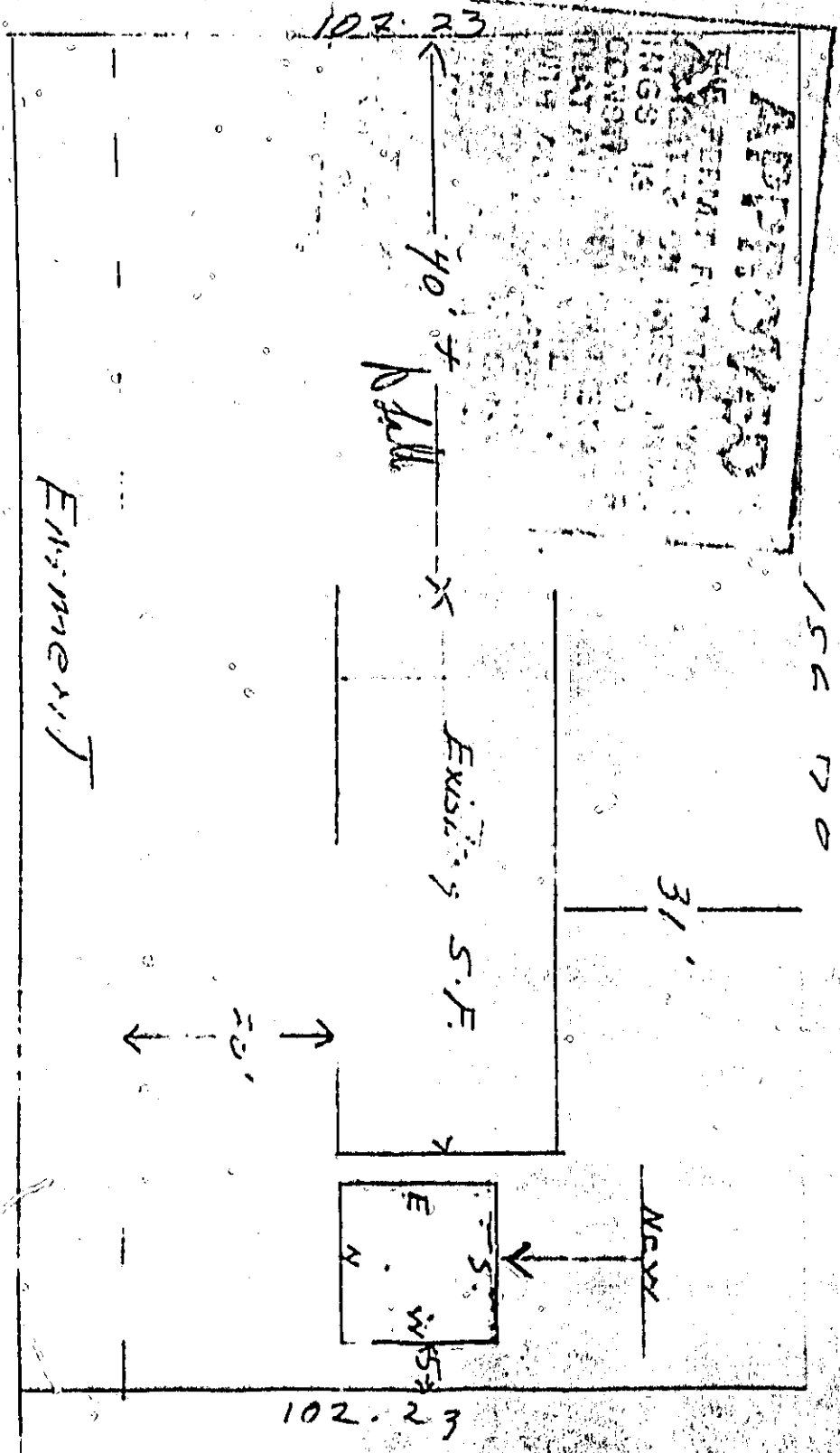
YSB by AEB as her atty. in fact

1101 BURRANG AVE



Burbank Ave

Tim & Sheroy Howells
1101 Burbank Ave S.R.
Phone 545-3631
A.P. No. 125-001-38



SONOMA COUNTY BUILDING INSPECTION DEPARTMENT
VIOLATION INVESTIGATION REPORT (investig.doc)

File #: 0893-74-B
Previous File #: _____
Inspection Area: 3

8-23-93
Date Received

P.M.
Initials

1. PROPERTY ADDRESS ? 1101 Bushbank Ave
City S.R. Assessor's Parcel # 125-211-33-4

2. WHAT IS THE NATURE OF THE VIOLATION ?
 Substandard/Hazardous Conditions (specify) Const. of new garage, which has been complete and in the process of being painted
 Construction Without Permits (specify) _____
 Grading/Fill without Permits Other (specify) _____

3. WHAT KIND OF WORK IS BEING/HAS BEEN DONE ?
 Addition New Detached Structure _____
 Conversion/Change of Occupancy from _____ to _____
 Other _____

4. ATTACH CURRENT PERMIT HISTORY AND ASSESSOR'S SCREEN TO THIS FORM
***** DO NOT WRITE BELOW THIS LINE *****
 Residential Agricultural Commercial

Specify: I saw by and saw the violation - no one here to tell them about obtaining permits for the new garage they had built. Garage const. has been completed. owners in the process of painting the garage.

THIS FILE HAS ALREADY BEEN CLOSED, LMW

See Reverse Side

Initial Investigation Date: 8-23-93 By: P.M.

Complainant Name _____ Phone # _____

Date Violation Closed: _____ By: _____ Permit # B - _____

1101 Bushbank Ave

SONOMA COUNTY
BUILDING INSPECTION DEPARTMENT
 ROOM 115A • 2535 MENDOCINO AVE. • SANTA ROSA, CALIFORNIA 95401
 TELEPHONE (707) 527-2221

When validated this permit will cover work as noted.

JOB LOCATION:

1101 Burbank Ave. S.D.

OWNER

NAME: Suzanne Weir
 ADDRESS: 1318 Page St. Santa Rosa, CA 95402-3885
 CITY: Santa Rosa, CA
 STATE: CA
 ZIP: 95402-3885

CONTRACTOR
 (CHECK APPROPRIATE TYPE OF CONTRACTOR)

NAME: Saffron Electric
 ADDRESS: 1101 Burbank & Rosa
 CITY: Santa Rosa, CA
 STATE: CA
 ZIP: 95402-3885

JOB LOCATION

JOB ADDRESS: 1101 Burbank
 SUB DIVISION: Santa Rosa Ave
 CITY: Santa Rosa
 NEAREST CROSS STREET: Rosa Ave

ASSESSOR'S PARCEL NO.: Roubie
 CLASS OF WORK: SFD
 USE OF BUILDING: NEW

FLOOR AREA	NEW	ALTERATION	ADDITION	DEMOLISH	EXPAN	MOVING
SIZE IN SQUARE FEET	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
DATE PER SQUARE FOOT	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
VALUE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FEE	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TOTAL						

One copy of plot plan required.
 I hereby acknowledge that I have read this application and see that the same is correct and agree to comply with all County Ordinances and State Laws regarding building construction. THIS PERMIT SHALL EXPIRE 180 DAYS FROM DATE OF ISSUANCE UNLESS WORK AUTHORIZED IS NOT COMPLETED WITHIN 60 DAYS.
 BY: *Suzanne Weir*
 OWNER OF RESIDENCE OR AUTHORIZED AGENT

CERTAIN AREAS WITHIN SONOMA COUNTY MAY BE GEOLOGICALLY HAZARDOUS. YOU ARE INVITED TO REVIEW ANY GEOLOGIC DATA THAT THIS DEPT. HAS AVAILABLE TO AID YOU IN MAKING A DETERMINATION AS TO THE SUITABILITY OF A PROPOSED BUILDING SITE.

SENDER'S INSTITUTION

NAME: _____
 ADDRESS: _____
 CITY: _____

DATE RECEIVED: 7/13/79
 DATE ISSUED: 2/18/79

SEWER CONNECTION: _____
 APPROVED BY: _____ DATE: 1/1

PERMIT NUMBER: _____ OR CLEARANCE: _____
 DATE: 1/1

PLANNING DEPARTMENT ZONING PERMIT OR CLEARANCE: _____
 DATE: 1/1

U.S. NO. _____ OF _____
 ZONING DISTRICT: _____

OTHER INFORMATION: _____
 APPROVED BY: _____

APPROVED BY: _____
 SONOMA COUNTY PLANNING DEPARTMENT

FINAL ZONING CLEARANCE: _____
 REQUIRED: NO:

REMARKS: _____

PERMIT NUMBER: 35369

FEE: Per Chapter 7, § 709 Sonoma County Code

- BUILDING
 - PLAN CHECK
 - PLUMBING
 - ELECTRICAL
 - MECHANICAL
 - GRADING
 - SITE REVIEW
 - LATE FEES
 - OTHER
 - NO PLANS
 - PLANS APPROVED
 - SPECS APPROVED
 - BUDGET RESPECTOR
- TOTAL \$ 251.02

WORKSMAN'S COMPENSATION CERTIFICATE
 One of three must be completed.

CONTRACTOR'S LICENSE LAW CERTIFICATE
 COMPLETE ENTER A OR B

THE AMOUNT IS DEDUCT FROM THE PROVISIONS OF THE CONSTRUCTION LICENSE LAW FOR THE FOLLOWING REASONS:
 2-15-79

REMARKS: _____

REMARKS: _____

REMARKS: _____

REMARKS: _____

REMARKS: _____

REMARKS: _____

REMARKS: _____

SONOMA COUNTY
BUILDING INSPECTION DEPARTMENT
 ROOM 115A • 2555 MENDOCINO AVE. • SANTA ROSA, CALIFORNIA 95401
 TELEPHONE (707) 527-2221

When validated this permit will cover work as noted.

JOB LOCATION: 1101 BUARBANK

CONTRACTOR (CHECK APPROPRIATE TYPE OF CONTRACTOR)	OWNER
NAME: <u>Summe Wein</u>	NAME: <u>Summe Wein</u>
ADDRESS: <u>1318 Page Ct</u>	ADDRESS: <u>1318 Page Ct</u>
CITY: <u>Santa Rosa</u>	CITY: <u>Santa Rosa</u>
STATE: <u>CA</u>	STATE: <u>CA</u>
ZIP: <u>95423</u>	ZIP: <u>95423</u>
JOB ADDRESS	JOB LOCATION
<u>1101 Burbank</u>	<u>1101 Burbank</u>
NEAREST CROSS STREET	LOT
<u>Santa Rosa</u>	<u>?</u>
ASSESSOR'S PARCEL NO.	BLDG. CONTR.
<u>322870</u>	<u>1951130</u>
CLASS OF WORK	HEATING CONTR.
<u>Residence</u>	<u>Plumbing</u>
USE OF BUILDING	ELECT. CONTR.
<u>Residence</u>	<u>Plumbing</u>
NEW ALTERATION	DEMOLISH
<input type="checkbox"/>	<input type="checkbox"/>
ADDITION	SPACE
<input type="checkbox"/>	<input type="checkbox"/>
RENOVATION	SEWER
<input type="checkbox"/>	<input type="checkbox"/>

FLOOR AREA	SQ. FT.	DATE	VALUE	FE
Garage	100			
Carport	100			
Deck	100			
AVENUE				
TOTAL	3000			

One copy of plot plan required.
 I, the undersigned, hereby certify that the information and data shown on this permit is true and correct to the best of my knowledge and belief, and that I am a duly licensed professional engineer in the State of California.
 THIS PERMIT SHALL BE VALID FOR THE PERIOD OF 180 DAYS FROM THE DATE OF ISSUANCE.
 BY: Michael J. Williams
 ENGINEER

NO EXISTING LENDER

ENDING INSTITUTION
 NAME: Bank of America
 ADDRESS: 1318 Page Ct
 CITY: Santa Rosa

SERVER CONNECTION
 APPROVED BY: 1-8-79 DATE ISSUED: 1-8-79

PLANNING DEPARTMENT
 ZONING PERMIT OR CLEARANCE
 U.S. NO. _____ FILE NO. _____
 ZONING DISTRICT _____
 STREETS OF LAND _____

APPROVED:
 SONOMA COUNTY PLANNING DEPARTMENT
 DATE: _____

FINANCING
 CLEARANCE: REQUIRED NOT REQUIRED

APPROVED:
 SONOMA COUNTY PLANNING DEPARTMENT
 DATE: _____

Subject to full inspection
 AUG 1979

PERMIT NUMBER 31915

FEE - Per Chapter 21 of the Sonoma County Code

<input checked="" type="checkbox"/> BUILDING	32.00
<input type="checkbox"/> PLAN CHECK	
<input type="checkbox"/> PLUMBING	
<input type="checkbox"/> ELECTRICAL	
<input type="checkbox"/> MECHANICAL	
<input type="checkbox"/> GRADING	
<input type="checkbox"/> SITE REVIEW	
<input type="checkbox"/> LATE FEES	
<input type="checkbox"/> OTHER	
NO FANS TOTAL \$	32.00

WORKMAN'S COMPENSATION CERTIFICATE
 CONTRACTOR'S LICENSE LAW NO. 32250
 CONTRACTOR: Michael J. Williams
 LICENSE NO. 445610

PERMITS
 PERMIT NO. _____
 TYPE OF STRUCTURE _____
 OCCUPANCY NO. OF FLOORS _____

11th A 3200
 144 349.15