

Although this is a California case study, this verification process is our standard nationwide.

The only job information received from client:

Job address & customer information

Information required to protect clients lien rights:

Owner, Lender, Original Contractor, Correct Job Address

BICA Signature Verification Service:

- Researcher searches our jobs database.
- BICA identified the GC, Construction Lender and Building permit

Recorded at the Request of
Chicago Title Company
78208047-SK/CAT

RECORDING REQUESTED BY:
BANK OF THE WEST,
a California banking corporation

AND WHEN RECORDED MAIL TO:
BANK OF THE WEST
Attn: Sarah Evans
1001 - 11th Street, Suite 200
San Francisco, CA 94103
Mail Stop # 1001-200
San Francisco, CA 94103
Loan No. 1160456281

DOCUMENT: 22381311 Pages: 31

Fees: 165.00
Taxes: .
Copies: .
AMT PAID: 165.00

RECORDED AT:
SANTA CLARA COUNTY RECORDER
Recorded at the request of
Chicago Title

RDE #: 005
8/18/2013
8:00 AM

[Space Above This Line For Recorder's Use]

**DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS,
SECURITY AGREEMENT AND FIXTURE FILING
(CONSTRUCTION TRUST DEED)**

THIS DEED OF TRUST, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT AND FIXTURE FILING (this "Deed of Trust") is made as of August 19, 2013 by **SARAH EVANS**, a California limited liability company, as "Trustor," in favor of **BANK OF THE WEST**, a California corporation, as "Trustee," for the benefit of **BANK OF THE WEST**, a California banking corporation, as "Beneficiary."

- Our researcher then called the Original Contractor and was provided a job sheet that identified the:

Owner
Secondary Lender

- Continuing our research, our staff obtained:
Assessor Property Record
(the data on the Building Permit from our in-house database helped locate this)
Contractor's License Record
Validated the Bond thru a Surety Bond Validation service

- Image of Assessor Record Obtained by BICA

Property Detail Report
For Property Located At:
11825 ASTORIA ST, SYLMAR, CA 91442-2547

Owner Information
Owner Name: 12415 SUNBELT HOUSING
Mailing Address: 1640 S SEPULVEDA BLVD #225, LOS ANGELES CA 90045-0225
Vesting Codes: 112P

Location Information
Legal Description:
County: LOS ANGELES, CA APN: 2611-007-035
City: Sylmar
Census Tract / Block: 106648 /
Township-Range-Sect:
Legal Book/Page:
Legal Lot:
Legal Block:
Market Area:
Neighbor Code:

Alternate APN:
Subdivision:
Map Reference:
Tract #:
School District:
School District Name:
Muni/Township:

To Summarize

- Client provided:
 - Incorrect Job Address
 - Customer Information
- **BICA's** Signature Verification Service identified all of the required elements to protect this client's lien rights:
 - Owner
 - Two Construction Lenders
 - Bonding Company
 - Corrected Job Address
 - General Contractor

Sample Notice

