

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIOLOS
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VICE PRESIDENT

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

January 14, 2015

Council District: # 10

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

JOB ADDRESS: **1272 SOUTH WEST BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5082-011-022**

On April 1, 2004, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1272 South West Blvd, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	310.37
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>702.37</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$702.37** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$702.37** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10548
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5082-011-022

Property Address: 1272 S WEST BLVD ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: BERNARD HAMILTON, AN UNMARRIED MAN

Grantee: BERNARD HAMILTON, TRUSTEE OF THE BERNARD HAMILTON TRUST DATED 07/18/2007.

Instrument: 20082209353

Book/Page: N/A

Dated: 12/08/2008

Recorded: 12/16/2008

**MAILING ADDRESS: BERNARD HAMILTON, TRUSTEE OF THE BERNARD HAMILTON TRUST
1272 WEST BOULEVARD, LOS ANGELES, CA 90019.**

SCHEDULE B

LEGAL DESCRIPTION

**LOTS 11 AND 12 OF TRACT NO. 3788, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,
AS PER MAP RECORDED IN BOOK 41, PAGE 34 OF MAPS, RECORDS OF SAID COUNTY.**

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: BERNARD HAMILTON, AN UNMARRIED MAN

**Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS AS NOMINEE FOR
TAYLOR, BEAN & WHITAKER MORTGAGE CORP.**

Trustee: LSI TITLE COMPANY.

Instrument: 20082209352

Book/Page: N/A

Amount: \$278,000.00

Open Ended: NO

Dated: 12/08/2008

Recorded: 12/16/2008

Maturity Date: 01/01/2039

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

Work Order No. T10548

SCHEDULE B (Continued)

MAILING ADDRESS: LSI TITLE COMPANY,
2550 REDHILL, SANTA ANA, CA 92702.

ADDITIONAL MAILING ADDRESS: TAYLOR, BEAN AND WHITAKER MORTGAGE CORP,
1417 NORTH MAGNOLIA AVE, OCALA, FL 34475.

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

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST , FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR
TAYLOR BEAN AND WHITAKER MORTGAGE CORP. A FLORIDA CORPORATION, ITS
SUCCESSORS ASSIGNS. (ASSIGNOR) TO OCWAN LOAN SERVICING, LLC
(ASSIGNEE), DATED 04/19/2011, RECORDED 04/25/2011 AS INSTRUMENT NO.
20110594254.

MAILING ADDRESS: OCWEN LOAN SERVICING, LLC,
12650 INGENUITY DRIVE, ORLANDO FL 32826.

SAID DEED OF TRUST IS FURTHER SUBJECT TO SUBSTITUTION OF TRUSTEE,
DATED 04/26/2011, RECORDED 05/19/2011 AS INSTRUMENT NO. 20110705161.

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION,
525 EAST MAIN STREET P.O. BOX 22004, EL CAJON CA 92022-9004.

NOTICE OF TRUSTEE'S SALE, DATED 06/18/2011, RECORDED 07/18/2011 AS
INSTRUMENT NO. 20110955339.

MAILING ADDRESS: CAL-WESTERN RECONVEYANCE CORPORATION,
525 EAST MAIN STREET P.O. BOX 22004, EL CAJON CA 92022-9004.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST , FROM
OCWAN LOAN SERVICING, LLC (ASSIGNOR) FEDERAL HOME LOAN MORTGAGE
CORPORATION (ASSIGNEE), DATED 06/17/2011, RECORDED 07/27/2011 AS
INSTRUMENT NO. 20111001194.

MAILING ADDRESS: OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100 WEST PALM BEACH, FLORIDA, 33409.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
FEDERAL HOME LOAN MORTGAGE CORPORATION (ASSIGNOR) TO NATIONSTAR
MORTGAGE LLC. (ASSIGNEE), DATED 07/24/2013, RECORDED 09/04/2013 AS
INSTRUMENT NO. 20131292262

MAILING ADDRESS: FEDERAL HOME LOAN MORTGAGE CORPORAT, C/O NTC
2100 ALT. 19 NORTH, PALM HARBOR, FL 34683.

RECORDING REQUESTED BY:
Same as below

AND WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Bernard Hamilton
1272 West Boulevard
Los Angeles, CA 90019



Order No.
Escrow No.
Parcel No. 5082-011-022

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED
into Trust

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS **3-0-Deed into Trust**
_____ computed on full value of property conveyed, or
2 computed on full value less liens or encumbrances remaining at the time of sale.
_____ unincorporated area: X Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Bernard Hamilton, an Unmarried Man**

hereby GRANTS to **Bernard Hamilton, Trustee of the Bernard Hamilton Trust dated 7-18-2007**

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF

"This conveyance transfers an interest into or out of a Living Trust, R & T 11930."

Date December 8, 2008

Bernard Hamilton
Bernard Hamilton,

THIS DOCUMENT IS FILED FOR RECORD BY CHICAGO TITLE INS. CO. AS AN ACCOMMODATION ONLY. IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION OR AS TO ITS EFFECT UPON THE TITLE.

STATE OF CALIFORNIA }
 } S.S.
COUNTY OF Riverside }

On December 9 2008, before me, Patricia Tapia, notary public, personally appeared **Bernard Hamilton** 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 Patricia Tapia



41X

LSI Local Solutions
Fidelity Information Services

RECORDING REQUESTED BY
Taylor, Bean & Whitaker Mortgage Corp.

AND WHEN RECORDED MAIL TO
LSI Title Company

2550 Redhill Ave

Santa Ana , CA 92702



5245124
5082-011-022

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100029500030467918

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated **December 08, 2008**, together with all Riders to this document.
- (B) "Borrower" is **Bernard Hamilton, an unmarried man**

Borrower is the trustor under this Security Instrument.

(C) "Lender" is **Taylor, Bean & Whitaker Mortgage Corp.**
 Lender is a **Florida Corporation** organized and existing under
 the laws of **FL** . Lender's address is
1417 North Magnolia Ave, Ocala, FL 34475

(D) "Trustee" is **LSI Title Company**

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

(F) "Note" means the promissory note signed by Borrower and dated **December 08, 2008** . The Note states that Borrower owes Lender **Two Hundred Seventy Eight Thousand and no/100** Dollars (U.S. **\$278,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **January 01, 2039**

CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

MERS
ITEM 9926L1 (013008)



GreatDocs™
(Page 1 of 12)
T9926_20080418.100001

3A

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

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

Los Angeles
[Name of Recording Jurisdiction]

[Type of Recording Jurisdiction]

See Attached Exhibit A.

which currently has the address of

1272 West Blvd
[Street]

Los Angeles
[City]

, California

90019
[Zip Code]

("Property Address").

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

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

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

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3: Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

MERS
ITEM 9928L3 (013008)

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(Page 3 of 12)

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 12 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above.

Bernard Hamilton (Seal) _____ (Seal)
Bernard Hamilton -Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

State of California)
County of Riverside)

On December 9th, 2008 before me, Patricia Tapia, notary public personally appeared

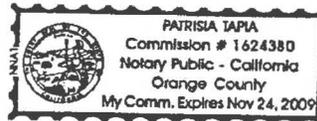
Bernard Hamilton

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

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: Patricia Tapia



CALIFORNIA—Single Family—Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

MERS
ITEM 9926L12 (013008)

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(Page 12 of 12)

TICOR TITLE

34367-10

APN: 5082-011-022

Recording Requested By
And When Recorded Mail To:

OCWEN LOAN SERVICING, LLC
12650 INGENUITY DRIVE
ORLANDO FL 32826

T.S. NO.; 1323642-10
MERS ID: 100029500030467918



SPACE ABOVE THIS LINE FOR RECORDER'S USE

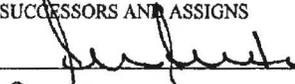
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to OCWEN LOAN SERVICING, LLC all beneficial interest under that certain deed of trust dated December 08, 2008, executed by BERNARD HAMILTON, AN UNMARRIED MAN, trustor, to LSI TITLE COMPANY, trustee, and recorded as Instrument No. 20082209352 on December 16, 2008 in book N/A page N/A, of Official Records in the County Recorder's office of LOS ANGELES County, CALIFORNIA describing land therein as COMPLETELY DESCRIBED IN SAID DEED OF TRUST

together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated: 4-19-2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.,
AS NOMINEE FOR TAYLOR, BEAN & WHITAKER
MORTGAGE CORP. A FLORIDA CORPORATION, ITS
SUCCESSORS AND ASSIGNS


Susan Smothers, Asst. Sec.

State of CALIFORNIA
County of SAN DIEGO

Rosalyn Hall

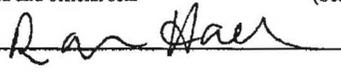
On APR 20 2011 before me,
a Notary Public, personally appeared

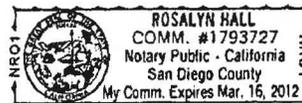
Susan Smothers, Asst. Sec.

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 SAID State that the foregoing paragraph is true and correct.

WITNESS my hand and official seal (Seal)

Signature





TICOR TITLE

RECORDING REQUESTED BY:

J

AND WHEN RECORDED MAIL TO:

CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

1323642-10 *SUBXR*



SPACE ABOVE THIS LINE FOR RECORDER'S USE

34367-16

SUBSTITUTION OF TRUSTEE

557045094544

T.S. NO.:1323642-10 MERS ID: 100029500030467918

WHEREAS, BERNARD HAMILTON, AN UNMARRIED MAN was the original Trustor, LSI TITLE COMPANY was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP. A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS was the original Beneficiary under that certain Deed of Trust dated December 08, 2008 and recorded on December 16, 2008 as Instrument No. 20082209352, in book XX, page XX of Official Records of LOS ANGELES County, California, and

WHEREAS, the undersigned is present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place and stead of present Trustee thereunder, in the manner in said Deed of Trust provided.

NOW, THEREFORE, the undersigned hereby substitutes, CAL-WESTERN RECONVEYANCE CORPORATION a California Corporation whose address is 525 EAST MAIN STREET, P.O. BOX 22004, EL CAJON CA 92022-9004 as Trustee under said Deed of Trust. Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 4/26/2011

OCWEN LOAN SERVICING, LLC

X *Rene*

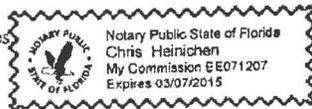
Rene Martinez Contract Management Coordinator

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The foregoing instrument was acknowledged and sworn before me Chris Heinichen this 26 day of April, 2011, by Rene Martinez as a Contract Management Coordinator of Ocwen Loan Servicing, LLC, who is personally known to me or who has produced _____ as identification.

[Signature]
Chris Heinichen Notary Public -

State of Florida
My Commission Expires



14



CAL-WESTERN RECONVEYANCE CORPORATION

3

T.S NO. 1323642-10
LOAN NO. XXXXXX 0945

AFFIDAVIT OF MAILING SUBSTITUTION OF TRUSTEE PURSUANT TO CALIFORNIA CIVIL CODE §2934a

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

THE UNDERSIGNED DECLARES UNDER PENALTY OF PERJURY:

A COPY OF THE SUBSTITUTION OF TRUSTEE HAS BEEN MAILED, PRIOR TO OR CONCURRENTLY WITH THE RECORDING THEREOF, IN THE MANNER PROVIDED IN SECTION 2934a OF THE CIVIL CODE OF CALIFORNIA, TO ALL PERSONS TO WHOM A COPY OF THE NOTICE OF DEFAULT WOULD BE REQUIRED TO BE MAILED BY THE PROVISIONS OF SUCH SECTION.

Dated: 5-12-11

Megan Cooper
Megan Cooper

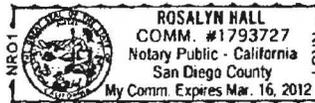
State of California
County of San Diego

Rosalyn Hall

On MAY 12 2011 before me, Rosalyn Hall, a Notary Public, personally appeared Megan Cooper, 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 she executed the same in her authorized capacity, and that by her 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 Rosalyn Hall



(Seal)

ASUB.DOC

Rev. 10/02/09

Cal-Western Reconveyance Corporation
525 East Main Street, El Cajon, California 92020 • P.O. Box 22004, El Cajon, California 92022-9004
TEL: (619) 590-9200 • FAX: (619) 590-9299 • Website: www.cwrc.com

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

2

34367-16

RECORDING REQUESTED BY
And When Recorded Mail To:

CAL-WESTERN RECONVEYANCE
CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004



APN: 5082-011-022
Trustee Sale No. 1323642-10

Space Above This Line For Recorder's Use

NOTICE OF TRUSTEE'S SALE

REF: HAMILTON, BERNARD
Property Address: 1272 WEST BLVD, LOS ANGELES CA 90019

TRA:000067
UNINS

IMPORTANT NOTICE TO PROPERTY OWNER:

YOU ARE IN DEFAULT UNDER A DEED OF TRUST, DATED **December 08, 2008**. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER

On **August 08, 2011**, at **10:00am**, **CAL-WESTERN RECONVEYANCE CORPORATION**, as duly appointed trustee under and pursuant to Deed of Trust recorded **December 16, 2008**, as Inst. No. **20082209352**, in book **XX**, page **XX**, of Official Records in the office of the County Recorder of **LOS ANGELES** County, State of **CALIFORNIA** executed by:

BERNARD HAMILTON, AN UNMARRIED MAN

WILL SELL AT PUBLIC AUCTION TO HIGHEST BIDDER FOR CASH, CASHIER'S CHECK DRAWN ON A STATE OR NATIONAL BANK, A CHECK DRAWN BY A STATE OR FEDERAL CREDIT UNION, OR A CHECK DRAWN BY A STATE OR FEDERAL SAVINGS AND LOAN ASSOCIATION, SAVINGS ASSOCIATION, OR SAVINGS BANK SPECIFIED IN SECTION 5102 OF THE FINANCIAL CODE AND AUTHORIZED TO DO BUSINESS IN THIS STATE:

**AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE,
SOUTHEAST DISTRICT, 12720 NORWALK BLVD.,
NORWALK CALIFORNIA**

all right, title and interest conveyed to and now held by it under said Deed of Trust in the property situated in said County and State described as:

COMPLETELY DESCRIBED IN SAID DEED OF TRUST

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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NOTICE OF TRUSTEE'S SALE

Trustee Sales No. 1323642-10

The street address and other common designation, if any, of the real property described above is purported to be:

**1272 WEST BLVD
LOS ANGELES CA 90019**

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein.

Said sale will be held, but without covenant or warranty, express or implied, regarding title, possession, condition, or encumbrances, including fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust, to pay the remaining principal sums of the note(s) secured by said Deed of Trust. The total amount of the unpaid balance of the obligation secured by the property to be sold and reasonable estimated costs, expenses and advances at the time of the initial publication of the Notice of Sale is: **\$292,916.10.**

If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse.

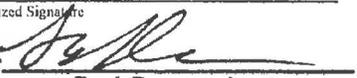
The beneficiary under said Deed of Trust heretofore executed and delivered to the undersigned a written Declaration of Default and Demand for Sale, and a written Notice of Default and Election to Sell. The undersigned caused said Notice of Default and Election to Sell to be recorded in the county where the real property is located.

FOR SALES INFORMATION: Mon - Fri 9:00am to 4:00pm (619)590-1221
CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON CA 92022-9004

Dated: July 18, 2011

CAL-WESTERN RECONVEYANCE CORPORATION

By: _____
Authorized Signature

Signature By 
Frank Berumen, Agent

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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1



34367-11

Prepared by: Cory Messer
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, Florida, 33409
Phone Number: 561-682-8835
647045094582
Attorney Code: 00014

1323642-10

**ASSIGNMENT OF DEED OF TRUST
CALIFORNIA**

This **ASSIGNMENT OF DEED OF TRUST** entered into as of the 20TH day of DECEMBER, 2010, from **OCWEN LOAN SERVICING, LLC.**, whose address is 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignor) to **FEDERAL HOME LOAN MORTGAGE CORPORATION**, whose address is c/o Ocwen Loan Servicing, LLC. 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Assignor does by these presents hereby grant, bargain, sell, transfer and set over unto the Assignee, its successors, transferees and assigns forever, in trust, all of the right, title and interest of said Assignor in and to the following deed of trust describing land therein, duly recorded in the Office of the County Recorder of **LOS ANGELES** County, State of **CALIFORNIA**, as follows;

Trustor: BERNARD HAMILTON
Trustee: LSI TITLE COMPANY
Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS
NOMINEE FOR TAYLOR, BEAN & WHITAKER MORTGAGE CORP.
Document Date: DECEMBER 08, 2008
Amount: \$ 278,000.00
Date Recorded: DECEMBER 16, 2008
Document/Instrument/Entry Number: 20082209352
Property Address: 1272 W BLVD, LOS ANGELES, CA

Property more particularly described in the above referenced recorded Deed of Trust

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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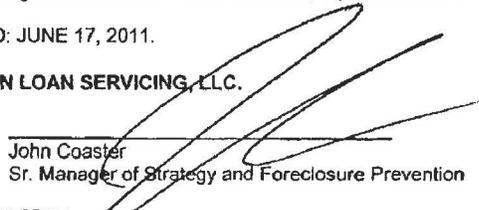
RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

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This Assignment is made without recourse, representation or warranty.

DATED: JUNE 17, 2011.

OCWEN LOAN SERVICING, LLC.

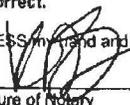
BY: 
NAME: John Coaster
TITLE: Sr. Manager of Strategy and Foreclosure Prevention

State of FLORIDA
County of PALM BEACH

Notary Public
On JUNE 17, 2011, before me, ~~Krysta Sebastian~~, personally appeared John Coaster personally known to me 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 Florida that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Signature of Notary

Krysta Sebastian



RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
Federal Home Loan Mortgage Corporat
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



Loan #: 539069221
Effective Date 05/16/2013

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, **FEDERAL HOME LOAN MORTGAGE CORPORATION, WHOSE ADDRESS IS 8100 Jones Branch Dr, McLean, VA, 22102, (ASSIGNOR)**, by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to **NATIONSTAR MORTGAGE LLC, WHOSE ADDRESS IS 350 HIGHLAND DRIVE, LEWISVILLE, TX 75067 (469)549-2000, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE)**.

Said Deed of Trust made by **BERNARD HAMILTON** and recorded on 12/16/2008 as Instrument # 20082209352, in Book , Page in the office of the LOS ANGELES County Recorder, CA.

Dated on 07 / 04 / 2013 (MM/DD/YYYY)
FEDERAL HOME LOAN MORTGAGE CORPORATION

By: [Signature]
Tomika Parker
ASSISTANT TREASURER

ACKNOWLEDGEMENT

STATE OF VIRGINIA
COUNTY OF FAIRFAX

The foregoing instrument was acknowledged before me on 07, 29, 2013 (MM/DD/YYYY) by Tomika Parker as ASSISTANT TREASURER of **FEDERAL HOME LOAN MORTGAGE CORPORATION**. He/she/they is (are) personally known to me.

[Signature]
Cory Bland 7509521
Notary Public - State of VIRGINIA
Commission expires: 01/31/2015

Document Prepared By: **E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152**
FHLNA 20166212 -- OCWEN CJ5136349 T2313063216 [C] FORM5FRMCA1



D0001956053



EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **1272 SOUTH WEST BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5082-011-022**

Date: **January 14, 2015**

Last Full Title: **07/16/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). BERNARD HAMILTON, TRUSTEE
1272 WEST BLVD
LOS ANGELES, CA 90019
CAPACITY: OWNER

- 2). LSI TITLE COMPANY
2550 REDHILL
SANTA ANA, CA 92702
CAPACITY: INTERESTED PARTIES

- 3). LSI TITLE COMPANY
TAYLOR, BEAN AND WHITAKER MORTGAGE CORP
1417 NORTH MAGNOLIA AVE
OCALA, FL 34475
CAPACITY: INTERESTED PARTIES

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

- 5). OCWEN LOAN SERVICING, LLC
12650 INGENUITY DRIVE
ORLANDO, FL 32826
CAPACITY: INTERESTED PARTIES

- 6). CAL-WESTERN RECONVEYANCE CORPORATION
525 EAST MAIN STREET
P.O. BOX 22004
EL CAJON, CA 92022-9004
CAPACITY: INTERESTED PARTIES

- 7). OCWEN LOAN SERVICING, LLC
1661 WORTHINGTON ROAD, SUITE 100
WEST PALM BEACH, FL 33409
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1272 WEST BLVD, LOS ANGELES, CA 90019-3044



Owner Information

Owner Name: **HAMILTON BERNARD**
 Mailing Address: **1272 WEST BLVD, LOS ANGELES CA 90019-3044 C055**
 Vesting Codes: **// TR**

Location Information

Legal Description: **TRACT NO 3788 LOT 11 AND SW 12 FT OF LOT 12**
 County: **LOS ANGELES, CA** APN: **5082-011-022**
 Census Tract / Block: **2128.00 / 2** Alternate APN:
 Township-Range-Sect: **41-34** Subdivision: **3788**
 Legal Book/Page: **12** Map Reference: **43-C3 / 633-E4**
 Legal Lot: **12** Tract #: **3788**
 Legal Block: **C18** School District: **LOS ANGELES**
 Market Area: **C18** School District Name:
 Neighbor Code: **C18** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **12/16/2008 / 12/08/2008** Deed Type: **GRANT DEED**
 Sale Price:
 Document #: **2209353** 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: **11/24/1986 / 09/1986** 1st Mtg Amount/Type: **\$99,400 / PRIVATE PARTY**
 Sale Price: **\$142,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #:
 Document #: **1627955** 2nd Mtg Amount/Type: **\$12,600 / PRIVATE PARTY**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **INVESTORS TITLE CO.** Price Per SqFt: **\$63.45**
 New Construction:
 Title Company:
 Lender:
 Seller Name: **HAMILTON BERNARD** Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: **/** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **/** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Gross Area: **2,238** Parking Type:
 Living Area: **2,238** Garage Area:
 Tot Adj Area: **2,238** Garage Capacity:
 Above Grade: **2** Parking Spaces:
 Total Rooms: **2** Basement Area:
 Bedrooms: **2** Finish Bsmnt Area:
 Bath(F/H): **2 /** Basement Type:
 Year Built / Eff: **1925 / 1928** Roof Type:
 Fireplace: **/** Foundation:
 # of Stories: **1** Roof Material:
 Other Improvements: Construction:
 Heat Type: **CENTRAL**

Site Information

Zoning: **LAR3** Acres: **0.20** County Use: **SINGLE FAMILY RESID (0100)**
 Lot Area: **8,711** Lot Width/Depth: **x** State Use:
 Land Use: **SFR** Res/Comm Units: **/** Water Type:
 Site Influence: Sewer Type:

Tax Information

Total Value: **\$58,557** Assessed Year: **2014** Property Tax: **\$843.52**
 Land Value: **\$43,780** Improved %: **25%** Tax Area: **67**
 Improvement Value: **\$14,777** Tax Year: **2014** Tax Exemption: **HOMEOWNER**
 Total Taxable Value: **\$51,557**

Comparable Summary

For Property Located At



1272 WEST BLVD, LOS ANGELES, CA 90019-3044

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

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

Summary Statistics For Selected Properties: 11

	Subject Property	Low	High	Average
Sale Price	\$142,000	\$525,000	\$1,156,000	\$794,364
Bldg/Living Area	2,238	1,970	2,490	2,215
Price/Sqft	\$63.45	\$226.39	\$471.22	\$358.47
Year Built	1925	1914	1924	1920
Lot Area	8,711	5,992	10,306	8,048
Bedrooms	2	3	6	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.25
Total Value	\$58,557	\$59,352	\$850,000	\$488,704
Distance From Subject	0.00	0.23	0.47	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr	Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property												
			1272 WEST BLVD	\$142,000	1925		2	2	11/24/1986	2,238	8,711	0.0
Comparables												
<input checked="" type="checkbox"/>	1		1269 S WINDSOR BLVD	\$770,000	1922		5	3	11/20/2014	2,452	8,585	0.23
<input checked="" type="checkbox"/>	2		1164 S LUCERNE BLVD	\$814,000	1922		6	3	12/03/2014	2,151	5,992	0.27
<input checked="" type="checkbox"/>	3		1630 BUCKINGHAM RD	\$1,015,000	1923		6	2	06/13/2014	2,154	8,037	0.32
<input checked="" type="checkbox"/>	4		1642 BUCKINGHAM RD	\$1,156,000	1923		4	2	07/24/2014	2,490	8,769	0.34
<input checked="" type="checkbox"/>	5		1156 S WINDSOR BLVD	\$860,000	1915		4	3	08/21/2014	2,373	10,306	0.38
<input checked="" type="checkbox"/>	6		1146 S WINDSOR BLVD	\$770,000	1923		4	3	10/06/2014	2,060	8,588	0.39
<input checked="" type="checkbox"/>	7		1129 KENISTON AVE	\$835,000	1924		3	2	08/04/2014	2,246	7,012	0.42
<input checked="" type="checkbox"/>	8		1111 S WINDSOR BLVD	\$625,000	1920		3	3	04/24/2014	1,973	8,577	0.45
<input checked="" type="checkbox"/>	9		1618 CRENSHAW BLVD	\$525,000	1915		3	2	07/08/2014	2,319	7,050	0.46
<input checked="" type="checkbox"/>	10		1127 S VICTORIA AVE	\$738,000	1920		3	1	07/18/2014	1,970	8,589	0.47
<input checked="" type="checkbox"/>	11		4567 W 17TH ST	\$630,000	1914		4	1	04/29/2014	2,176	7,020	0.47

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1272 WEST BLVD, LOS ANGELES, CA 90019-3044**11 Comparable(s) Selected.**

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$142,000	\$525,000	\$1,156,000	\$794,364
Bldg/Living Area	2,238	1,970	2,490	2,215
Price/Sqft	\$63.45	\$226.39	\$471.22	\$358.47
Year Built	1925	1914	1924	1920
Lot Area	8,711	5,992	10,306	8,048
Bedrooms	2	3	6	4
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.25
Total Value	\$58,557	\$59,352	\$850,000	\$488,704
Distance From Subject	0.00	0.23	0.47	0.38

* = user supplied for search only

Comp #:1 Distance From Subject:0.23 (miles)
 Address: 1269 S WINDSOR BLVD, LOS ANGELES, CA 90019-3160
 Owner Name: SUR YOUNG S
 Seller Name: SHIN SANG Y & BOK S
 APN: 5082-016-039 Map Reference: 43-C3 / 633-F4 Living Area: 2,452
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 7
 Subdivision: OXFORD SQUARE Zoning: LAR1 Bedrooms: 5
 Rec Date: 11/20/2014 Prior Rec Date: 12/26/1995 Bath(F/H): 3 /
 Sale Date: 11/13/2014 Prior Sale Date: Yr Built/Eff: 1922 / 1942
 Sale Price: \$770,000 Prior Sale Price: \$150,000 Air Cond: WALL
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1246164 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 8,585 Pool:
 Total Value: \$203,261 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 DETACHED
 GARAGE

Comp #:2 Distance From Subject:0.27 (miles)
 Address: 1164 S LUCERNE BLVD, LOS ANGELES, CA 90019-6841
 Owner Name: SHIN BRIAN/SHIN JEONGSOON
 Seller Name: STRATEGIC FUND 73 LLC
 APN: 5082-008-022 Map Reference: 43-C3 / 633-F4 Living Area: 2,151
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 8
 Subdivision: 3460 Zoning: LAR1 Bedrooms: 6
 Rec Date: 12/03/2014 Prior Rec Date: 01/13/1989 Bath(F/H): 3 /
 Sale Date: 10/10/2014 Prior Sale Date: 01/1989 Yr Built/Eff: 1922 / 1940
 Sale Price: \$814,000 Prior Sale Price: \$245,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1297623 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: \$625,000 Lot Area: 5,992 Pool:
 Total Value: \$700,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:3 Distance From Subject:0.32 (miles)
 Address: 1630 BUCKINGHAM RD, LOS ANGELES, CA 90019-5903
 Owner Name: VINCENT STEPHEN E JR/MCCULLAGH JESSICA A
 Seller Name: MERCADO N LIVING TRUST
 APN: 5071-008-064 Map Reference: 43-C3 / 633-E5 Living Area: 2,154
 County: LOS ANGELES, CA Census Tract: 2182.20 Total Rooms: 9
 Subdivision: LA FAYETTE SQUARE Zoning: LAR1 Bedrooms: 6
 Rec Date: 06/13/2014 Prior Rec Date: 10/28/2013 Bath(F/H): 2 /
 Sale Date: 05/07/2014 Prior Sale Date: 10/12/2013 Yr Built/Eff: 1923 / 1924
 Sale Price: \$1,015,000 Prior Sale Price: \$709,000 Air Cond: WINDOW
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 612348 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: \$812,000 Lot Area: 8,037 Pool:
 Total Value: \$709,000 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 3 Parking: SHINGLE
 PARKING AVAIL

Comp #:4 Distance From Subject:0.34 (miles)
 Address: 1642 BUCKINGHAM RD, LOS ANGELES, CA 90019-5903
 Owner Name: QUINN KEITH A & ERIKA
 Seller Name: RUBIN ANGIE TRUST
 APN: 5071-008-066 Map Reference: 43-C3 / 633-E5 Living Area: 2,490
 County: LOS ANGELES, CA Census Tract: 2182.20 Total Rooms: 7
 Subdivision: LA FAYETTE SQUARE Zoning: LAR1 Bedrooms: 4
 Rec Date: 07/24/2014 Prior Rec Date: 03/24/2006 Bath(F/H): 2 /
 Sale Date: 06/03/2014 Prior Sale Date: 03/09/2006 Yr Built/Eff: 1923 / 1923
 Sale Price: \$1,156,000 Prior Sale Price: \$1,176,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 766008 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$1,000,000 Lot Area: 8,769 Pool:
 Total Value: \$249,000 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:5 Distance From Subject:0.38 (miles)
 Address: 1156 S WINDSOR BLVD, LOS ANGELES, CA 90019-3157
 Owner Name: MIN DAVID I & SUSANNA W
 Seller Name: CHON PETER & MARIA TRUST
 APN: 5082-021-003 Map Reference: 43-C3 / 633-F4 Living Area: 2,373
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 8
 Subdivision: 3270 Zoning: LAR1 Bedrooms: 4
 Rec Date: 08/21/2014 Prior Rec Date: 05/31/2013 Bath(F/H): 3 /
 Sale Date: 07/31/2014 Prior Sale Date: 05/07/2013 Yr Built/Eff: 1915 / 1922
 Sale Price: \$860,000 Prior Sale Price: \$741,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 879826 Acres: 0.24 Fireplace: Y / 1
 1st Mtg Amt: \$688,000 Lot Area: 10,306 Pool:
 Total Value: \$744,363 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:0.39 (miles)
 Address: 1146 S WINDSOR BLVD, LOS ANGELES, CA 90019-3157
 Owner Name: MORI BRUNELL N & ANNMARIE
 Seller Name: ZAGHI FARHAD
 APN: 5082-021-026 Map Reference: 43-C3 / 633-F4 Living Area: 2,060
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 7
 Subdivision: OXFORD SQUARE Zoning: LAR1 Bedrooms: 4
 Rec Date: 10/06/2014 Prior Rec Date: 12/03/1999 Bath(F/H): 3 /
 Sale Date: 10/02/2014 Prior Sale Date: 11/27/1999 Yr Built/Eff: 1923 / 1934
 Sale Price: \$770,000 Prior Sale Price: \$349,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1054225 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$616,000 Lot Area: 8,588 Pool:
 Total Value: \$437,564 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:7 Distance From Subject:0.42 (miles)
 Address: 1129 KENISTON AVE, LOS ANGELES, CA 90019-1710
 Owner Name: GOODSON ALEXANDER B
 Seller Name: SALMON JOYCE I
 APN: 5083-007-006 Map Reference: 43-B2 / 633-E3 Living Area: 2,246
 County: LOS ANGELES, CA Census Tract: 2161.00 Total Rooms: 7
 Subdivision: 46 Zoning: LAR2 Bedrooms: 3
 Rec Date: 08/04/2014 Prior Rec Date: 02/09/1982 Bath(F/H): 2 /
 Sale Date: 04/16/2014 Prior Sale Date: Yr Built/Eff: 1924 / 1924
 Sale Price: \$835,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: YES
 Document #: 805775 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$584,500 Lot Area: 7,012 Pool:
 Total Value: \$59,352 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:8 Distance From Subject:0.45 (miles)
 Address: 1111 S WINDSOR BLVD, LOS ANGELES, CA 90019-3158
 Owner Name: OH STEVEN E
 Seller Name: JO KYU M
 APN: 5082-018-004 Map Reference: 43-C3 / 633-F4 Living Area: 1,973
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 7
 Subdivision: OXFORD SQUARE Zoning: LAR1 Bedrooms: 3
 Rec Date: 04/24/2014 Prior Rec Date: 01/11/2000 Bath(F/H): 3 /
 Sale Date: 04/18/2014 Prior Sale Date: 11/16/1999 Yr Built/Eff: 1920 / 1940
 Sale Price: \$625,000 Prior Sale Price: \$370,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 418921 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$417,000 Lot Area: 8,577 Pool:
 Total Value: \$463,892 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 ATTACHED
 GARAGE

Comp #:9 Distance From Subject:0.46 (miles)
 Address: 1618 CRENSHAW BLVD, LOS ANGELES, CA 90019-6035
 Owner Name: KIM IN S
 Seller Name: JUNG SANG M
 APN: 5072-003-025 Map Reference: 43-C4 / 633-F5 Living Area: 2,319
 County: LOS ANGELES, CA Census Tract: 2181.10 Total Rooms:
 Subdivision: CRENSHAW BLVD Zoning: LAR3 Bedrooms: 3
 Rec Date: 07/08/2014 Prior Rec Date: 04/21/2006 Bath(F/H): 2 /
 Sale Date: 06/19/2014 Prior Sale Date: 03/16/2006 Yr Built/Eff: 1915 / 1915
 Sale Price: \$525,000 Prior Sale Price: \$855,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 699944 Acres: 0.16 Fireplace: /
 1st Mtg Amt: Total Value: \$850,000 # of Stories: Lot Area: 7,050 Pool:
 Land Use: SFR Park Area/Cap#: / Roof Mat:
 Parking:

Comp #:10 Distance From Subject:0.47 (miles)
 Address: 1127 S VICTORIA AVE, LOS ANGELES, CA 90019-3154
 Owner Name: LEE HYUN G/JUNG SUNG H
 Seller Name: KIM KIL S
 APN: 5082-020-008 Map Reference: 43-C3 / 633-F4 Living Area: 1,970
 County: LOS ANGELES, CA Census Tract: 2128.00 Total Rooms: 6
 Subdivision: OXFORD SQUARE Zoning: LAR1 Bedrooms: 3
 Rec Date: 07/18/2014 Prior Rec Date: 01/11/2001 Bath(F/H): 1 /
 Sale Date: 06/10/2014 Prior Sale Date: 01/02/2001 Yr Built/Eff: 1920 / 1926
 Sale Price: \$738,000 Prior Sale Price: \$380,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 743444 Acres: 0.20 Fireplace: Y / 1
 1st Mtg Amt: \$325,000 Lot Area: 8,589 Pool:
 Total Value: \$467,090 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:11 Distance From Subject:0.47 (miles)
 Address: 4567 W 17TH ST, LOS ANGELES, CA 90019-5834
 Owner Name: SALA FREDERIC/MARASHIAN EDWARD III
 Seller Name: US BANK NA SERIES 2013-A
 APN: 5071-014-061 Map Reference: 43-B4 / 633-E5 Living Area: 2,176
 County: LOS ANGELES, CA Census Tract: 2182.20 Total Rooms:
 Subdivision: 666 Zoning: LARD1.5 Bedrooms: 4
 Rec Date: 04/29/2014 Prior Rec Date: 02/14/2013 Bath(F/H): 1 /
 Sale Date: 04/21/2014 Prior Sale Date: 12/29/2012 Yr Built/Eff: 1914 / 1914
 Sale Price: \$630,000 Prior Sale Price: \$301,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 438664 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$598,500 Lot Area: 7,020 Pool:
 Total Value: \$492,224 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **1272 SOUTH WEST BLVD, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5082-011-022**

Date: **January 14, 2015**

CASE#: **91411**
ORDER NO: **A-258929**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 2, 2004**
COMPLIANCE EXPECTED DATE: **April 1, 2004**
DATE COMPLIANCE OBTAINED: **November 19, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-258929

CR 2/27/04

1010901200520950

BOARD OF BUILDING AND SAFETY COMMISSIONERS

- WILLIAM J. ROUSE PRESIDENT
ILAN ISRAELY VICE-PRESIDENT
EFREN R. ABRATIQUÉ, P.E.
FRANCISCO ARRIZON
BARBARA BOUDREAUX

CITY OF LOS ANGELES CALIFORNIA



JAMES K. HAHN MAYOR

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

ANDREW A. ADELMAN, P.E. GENERAL MANAGER

RAYMOND CHAN EXECUTIVE OFFICER

SUBSTANDARD ORDER

BERNARD HAMILTON 1272 WEST BLVD LOS ANGELES, CA 90019

CASE #: 91411 ORDER #: A-258929 EFFECTIVE DATE: March 02, 2004 COMPLIANCE DATE: April 01, 2004

OWNER OF SITE ADDRESS: 1272 S WEST BLVD ASSESSORS PARCEL NO.: 5082-011-022 ZONE: R3; Multiple Dwelling Zone

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter 14 of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. General dilapidation or improper maintenance as required by Section 91.8104.

- You are therefore ordered to: 1) Repair, replace and or maintain the SFD, Garage and Carport. 2) Continue to maintain the entire property in good repair. 3) Remove all storage of sundries, items and other similar materials from SFD and Guest house that constitute a means of egress and dead load hazard. 4) Remove all the ivy that has taken over the Carport, front Guest house and fence line.

Code Section(s) in Violation: 91.8902.1.13, 91.8902, 91.8104 and 91.104.2.5 of the L.A.M.C.

Location: The entire property.

2. Hazardous or unclean premises

- You are therefore ordered to: 1) Remove the accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rat harborages, stagnant water, combustible materials and similar materials or conditions which constitute fire, health or safety hazards.

Code Section(s) in Violation: 91.8902.10 and 91.8902 of the L.A.M.C.

Location: The entire property.

3. Lack of adequate heating.

- You are therefore ordered to: 1) Provide, repair or replace required heating in the dwelling unit.

Code Section(s) in Violation: 91.8902.1.6 and 91.8902 of the L.A.M.C.



CODE ENFORCEMENT BUREAU 1-888-LA4-BUILD (1888-524-2845)

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Location: The SFD.

4. Missing or inoperable smoke detectors.

You are therefore ordered to: 1) Obtained permits for smoke alarms and provide, install or repair them in each sleeping room and access thereto.

Code Section(s) in Violation: 91.310.9.1, 91.310.9.1.1, 91.310.9.1.2, 91.310.9.1.3, 91.310.9.1.4, 91.310.9.1.5, 91.8603, 91.8603.1.1 and 91.8603.2.1 of the L.A.M.C.

Location: The SFD.

5. Maintenance and repair of existing building.

You are therefore ordered to: 1) Maintain the existing building and/or premises in a safe and sanitary condition and good repair.
2) Repair or replace the collapsed Carport roof.
3) Paint all interior and exterior surfaces.
4) Remove the ivy that has taken over the Carport, front Guest house and fence line.
5) Remove all open storage, trash and debris from the entire property and from inside the SFD.

Code Section(s) in Violation: 91.8104, 91.8104.1 and 91.8104.2 of the L.A.M.C.

Location: The SFD, Garage, Carport, Guest house and fence line.

6. A permit is required for the work performed.

You are therefore ordered to: 1) Obtain all required building permits or remove the sun deck off of the Garage and access to the side of the SFD.

Code Section(s) in Violation: 91.106.1.1 of the L.A.M.C.

Location: The Garage and side of the SFD.

7. Unapproved construction.

You are therefore ordered to: 1) Demolish and remove the unapproved construction or make the or remove the sun deck on the Garage and access to the side of the SFD conform to the provisions of this Code.

Code Section(s) in Violation: 91.8105 of the L.A.M.C.

Location: The Garage and side of the SFD.

8. Not providing or maintaining the required covered off street parking.

You are therefore ordered to: 1) Provide/maintain required off-street parking.
2) Remove all the storage from inside the Garage and Carport.

Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.

Location: The Garage and Carport.

9. Open storage of vehicle parts in a residential zone.

You are therefore ordered to: 1) Discontinue the open storage of vehicle/s and auto parts in a R3 Zone.

Code Section(s) in Violation: 12.21A.8.(b), 12.21A.1.(a) of the L.A.M.C.

Location: The Garage and Carport.



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- 1) Call the INSPECTOR to discuss VIOLATIONS and REMEDIES.
- 2) Submit plans to PLAN CHECK and obtain all required permits, approvals and inspections to bring the use and occupancy of the land and building back into compliance.
- 3) Call the INSPECTOR for reinspection after securing all required permits and approvals from PLAN CHECK.
- 4) Call the INSPECTOR for reinspection before and after work is completed.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

PENALTY WARNING:

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

NON-COMPLIANCE FEE WARNING:

You must comply with this order by the compliance date shown. A Non-Compliance Fee may be imposed for failure to comply with this order within 15 days of the compliance date, unless an appeal or request for slight modification is filed within 15 days of the compliance date. If an appeal or request for slight modification is not filed within 15 days of the compliance date, the determination of the department to impose and collect a Non-Compliance Fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE NOTICE, MAY RESULT IN A PENALTY OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

NOTIFICATION OF THE HOUSING DEPARTMENT:

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (323)789-7866. Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____

Date: February 17, 2004

GREG G. GLOVER
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-7866


REVIEWED BY



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