

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

December 16, 2014

Council District: # 4

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

JOB ADDRESS: **1301 NORTH CITRUS AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5548-024-004**

On October 2, 2011, and June 30, 2011 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: **1301 North Citrus Avenue, Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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.

In addition, pursuant to Section 98.0421, the property owner was issued an order May 31, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 1,100.00
Late Charge/Collection fee (250%)	3,590.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	1,547.66
Title Report fee	42.00
Grand Total	\$ 6,686.22

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 **\$6,686.22** 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 **\$6,686.22** 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

A. Stabulara
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10511
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5548-024-004

Property Address: 1301 N CITRUS AVE City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: SHAWN EVAN HAWK

Grantee: ALAN J. SCHWARTZ, AN UNDIVIDED ON EIGHTH INTEREST

Instrument: 20110900496

Book/Page: N/A

Dated: 03/18/2011

Recorded: 07/05/2011

MAILING ADDRESS: ALAN J. SCHWARTZ
1301 N CITRUS AVE, COVINA CA 91722

Type of Instrument QUITCLAIM DEED

Grantor: TYRONE WILBUR HATCHER

Grantee: ALAN J. SCHWARTZ, AN UNDIVIDED ON EIGHTH INTEREST IN

Instrument: 20110900493

Book/Page: N/A

Dated: 03/18/2011

Recorded: 07/05/2011

MAILING ADDRESS: ALAN J. SCHWARTZ
1303 N CITRUS AVE, LOS ANGELES, CA 90028.

Type of Instrument GRANT DEED

Grantor: ALAN J. SCHWARTZ

Grantee: C. JOHNSON ROLLS III, AN UNDIVIDED ONE EIGHTH INTEREST IN

Instrument: 20101122993

Book/Page: N/A

Dated: 08/10/2010

Recorded: 08/12/2010

MAILING ADDRESS: C. JOHNSON ROLLS III
1303 N. CITRUS AVE, LOS ANGELES, CA 90028.

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. T10511

SCHEDULE B (Continued)

Type of Instrument GRANT DEED

Grantor: ALAN J. SCHWARTZ

Grantee: SHAWN EVAN HAWK, AN UNDIVIDED ONE EIGHTH INTEREST IN

Instrument: 20100957139

Book/Page: N/A

Dated: 07/08/2010

Recorded: 07/13/2010

MAILING ADDRESS: SHAWN EVAN HAWK,
1303 NORTH CITRUS AVE, LOS ANGELES, CA 90028.

Type of Instrument GRANT DEED

Grantor: ALAN J. SCHWARTZ

Grantee: LORETTA JEAN MILLER, AN UNDIVIDED ONE EIGHTH INTEREST IN

Instrument: 20100716215

Book/Page: N/A

Dated: 05/25/2010

Recorded: 05/26/2010

MAILING ADDRESS: LORETTA JEAN MILLER,
1303 NORTH CITRUS AVE, LOS ANGELES, CA 90028.

Type of Instrument GRANT DEED

Grantor: ALAN J. SCHWARTZ

Grantee: GARRETT AARON TAYLOR, AN UNDIVIDED ONE EIGHTH INTEREST IN

Instrument: 20100626959

Book/Page: N/A

Dated: 05/06/2010

Recorded: 05/07/2010

MAILING ADDRESS: GARRETT AARON TAYLOR,
1303 NORTH CITRUS AVE, LOS ANGELES, CA 90028.

Type of Instrument GRANT DEED

Grantor: ALAN J. SCHWARTZ

Grantee: TYRONE WILBUR HATCHER AN UNDIVIDED ONE EIGHTH INTEREST IN

Instrument: 20100488733

Book/Page: N/A

Dated: 04/06/2010

Recorded: 04/09/2010

MAILING ADDRESS: TYRONE WILBUR HATCHER,
1303 NORTH CITRUS AVE, LOS ANGELES, CA. 90028.

Type of Instrument INDIVIDUAL GRANT DEED

Grantor: TIMOTHY R. HANIGAN, ADMINISTRATOR FOR THE ESTATE OF MYRON GOLDSTEIN, DECEASED
AS TO UNDIVIDED 1/3 INTEREST ALVIN GILMORE, A MARRIED MAN AS HIS SOLE AND SEPARATE
PROPERTY AS TO AN UNDIVIDED 1/3 INTEREST AND JACK SEYMOUR, A MARRIED MAN AS HIS SOLE
AND SEPARATE PROPERTY AS TO AN UNDIVIDED 1/3 INTEREST, ALL AS TENANT IN COMMON.

Grantee: ALAN J. SCHWARTZ, A SINGLE MAN

Instrument: 96/1272751

Book/Page: N/A

Dated: 06/19/1996

Recorded: 08/07/1996

MAILING ADDRESS: ALAN J. SCHWARTZ
7985 SANTA MONICA BLVD, #109 WEST HOLLYWOOD, CA. 90046.

SCHEDULE B (Continued)

SCHEDULE B

LEGAL DESCRIPTION

LOT 15 OF KELLOGG HOLLYWOOD TRACT, CITY OF LOS ANGELES, COUNTRY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 11, PAGE 45 AS PER MAP IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTRY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ALAN SCHWARTZ, A SINGLE MAN

Lender/Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC., AS NOMINEE FOR MORTGAGE, INC.

Trustee: STEWART TITLE

Instrument: 06/0873482

Book/Page: N/A

Amount: \$510,000.00

Open Ended: NO

Dated: 04/10/2006

Recorded: 04/21/2006

Maturity Date: 05/01/2036

MAILING ADDRESS: MORTGAGEIT,
1350 DEMING WAY, 3RD FLOOR, MIDDLETON, WI 53562

MAILING ADDRESS: ALAN SCHWARTZ, A SINGLE MAN,
1303 NORTH CITRUS AVENUE, LOS ANGELES, CA 90028.

MAILING ADDRESS: MORTGAGEIT, INC.
33 MAIDEN LANE 6TH FLOOR, NEW YORK, NY 10038

ADDITIONAL MAILING ADDRESS: ("MERS") IS MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC, PO BOX 2026 FLINT, MI 48501-2026

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 04/29/2009 RECORDED 05/04/2009, AS INSTRUMENT NO. 20090652527

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,
DATED 10/09/2009 RECORDED 11/23/2009, AS INSTRUMENT NO. 20091763285

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO HSBC
BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A

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. T10511

SCHEDULE B (Continued)

SECURITIES MORTGAGE LOAN, TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-AR6 (ASSIGNEE), DATED 10/09/2009 RECORDED
11/23/2009, AS INSTRUMENT NO. 20091763285

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

NOTICE OF TRUSTEE'S SALE DATED 04/25/2011 RECORDED 04/27/2011, AS
INSTRUMENT NO. 20110608207

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

SAID DEED OF TRUST IS SUBJECT TO A CORPORATION ASSIGNMENT OF DEED OF TRUST,
FROM MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO BAC HOME
LOANS SERVICING LP, FKA COUNTRYWIDE HOME LOANS SERVICING LP (ASSIGNEE), DATED
05/09/2011 RECORDED 05/12/2011 AS INSTRUMENT NO. 20110674859

MAILING ADDRESS: RECONTRUST COMPANY, N.A.
1800 TAPO CANYON RD., CA6-914-01-94, SIMI VALLEY, CA 93063

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN DATED 03/08/2012 RECORDED 03/16/2012, AS INSTRUMENT NO.
20120418887

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SCHWARTZ ALAN J.
1303 N CITRUS AVE LOS ANGELES, CA 90028.

NOTICE OF PENDING LIEN DATED 08/30/2012 RECORDED 09/21/2012, AS
INSTRUMENT NO. 20121424659

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION,
201 N. FIGUEROA ST., 9TH FLOOR LOS ANGELES, CA 90012

MAILING ADDRESS: SCHWARTZ ALAN J.
1303 N CITRUS AVE LOS ANGELES, CA 90028.

ACCOMODATION ONLY

RECORDING REQUESTED BY

Shawn Evan Hawk

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO



NAME: Shawn Evan Hawk

ADDRESS: 1303 N Citrus Ave

CITY: Los Angeles STATE & ZIP: CA 90028

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 5548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 none See Below CITY TAX \$ 0

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale.

Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Shawn Evan Hawk

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California: Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, Country of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the Country Recorder of said Country. Commonly Known As: 1303 N. Citrus Ave, Los Angeles, CA 90028

This is a Bona fide gift and the grantor received nothing in return, R & T 11911

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Dated 03-18-2011

Shawn E. Hawk Shawn Evan Hawk

State of California

County of Los Angeles

On March 18th 2011 before me, LARRY BANDA, Notary Public, personally appeared Shawn Evan Hawk, 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 [Signature] (Seal)



Mail Tax Statements to Return Address Above

417

ACCOMMODATION

RECORDING REQUESTED BY

Loretta Jean Miller

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO



NAME: Loretta Jean Miller

ADDRESS: 1303 N. Citrus Ave

CITY: Los Angeles
STATE & ZIP: CA 90028

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 6548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 0 None See Below * CITY TAX \$ 0
 computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area: City of Los Angeles _____, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Loretta Jean Miller

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California:
Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the County Recorder of said County.
Commonly Known As: 1303 N. Citrus Ave, Los Angeles, CA 90028
"This is a Bona fide gift and the grantor received nothing in return, R & T 11911

Dated MARCH 18, 2011

Loretta J. Miller

Loretta Jean Miller

State of California:
County of Los Angeles

On March 18th, 2011 before me, LARRY BANDA, NOTARY Public, personally appeared Loretta Jean Miller, 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 *[Signature]* (Seal)



Mail Tax Statements to Return Address Above

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

3.A

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RECORDING REQUESTED BY

Loretta Jean Miller

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Loretta Jean Miller

ADDRESS 1303 N. Citrus Ave

CITY Los Angeles
STATE & ZIP CA 90028

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN NO. 5548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ _____

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: City of Los Angeles _____

and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Loretta Jean Miller

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California
Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County of Los Angeles, State of California as per map recorded
in book 11, page 45 as per map in the office of the County Recorder of said County.
Commonly Know As: 1303 N. Citrust Ave, Los Angeles, CA 90028

"This is a Bona fide gift and the grantor received nothing in return, R & T 11911

Dated _____

Loretta Jean Miller

State of California

County of _____

On _____ before me, (here insert name and title of the officer), personally appeared _____, 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)

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

ACCOMMODATION ONLY

RECORDING REQUESTED BY

Garrett Aaron Taylor

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO



NAME: Garrett Aaron Taylor

ADDRESS: 1303 N Citrus Ave

CITY: Los Angeles STATE & ZIP: CA 90028

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 5548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 0 None see below CITY TAX \$ 0 None computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale, Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Garrett Aaron Taylor

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California: Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, Country of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the County Recorder of said Country. Commonly Known As: 1303 N. Citrus Ave, Los Angeles, CA 90028

*This is a Bona fide gift and the grantor received nothing in return, R & T 11911

Dated March 18, 2011

Garrett A. Taylor (Signature) Garrett Aaron Taylor

State of California

County of Los Angeles

On March 18th, 2011 before me, LARRY BANDA, NOTARY PUBLIC, personally appeared Garrett Aaron Taylor, 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)



RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

3A

RECORDING REQUESTED BY:

Garrett Aaron Taylor

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Garrett Aaron Taylor

ADDRESS 1303 N. Citrus Ave

CITY Los Angeles
STATE & ZIP CA 90028

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN NO. 5548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ _____

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: City of Los Angeles _____

and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Garrett Aaron Taylor

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California
Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County of Los Angeles, State of California as per map recorded
in book 11, page 45 as per map in the office of the Country Recorder of said Country.
Commonly Know As: 1303 N. Citrus Ave, Los Angeles, CA 90028

*This is a Bona fide gift and the grantor received nothing in return, R & T 11911

Dated _____

Garrett Aaron Taylor

State of California

County of _____

On _____ before me, (here insert name and title of the officer), personally appeared _____, 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)

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

ACCOMODATION ONLY

RECORDING REQUESTED BY

Tyrone Wilbur Hatcher

WHEN RECORDED MAIL TO AND MAIL TAX STATEMENTS TO

07/05/2011



20110900493

NAME: Tyrone Wilbur Hatcher

ADDRESS: 1303 N Citrus Ave

CITY: Los Angeles STATE & ZIP: CA 90028

TITLE ORDER NO. ESCROW OR LOAN NO. APN NO. 5548-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) DOCUMENTARY TRANSFER TAX is \$ 0 None See Below * CITY TAX \$ 0 * computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale. Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, "This is a bonafide gift and the grantor Tyrone Wilbur Hatcher received nothing in return, R & T 11911"

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California: Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, Country of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the Country Recorder of said Country. Commonly Known As: 1303 N Citrus Ave, Los Angeles, CA 90028 "This is a Bona fide gift and the grantor received nothing in return, R & T 11911"

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

Dated March 18, 2011

Tyrone W. Hatcher Tyrone Wilbur Hatcher

State of California County of Los Angeles

On March 18th 2011 before me, (here insert name and title of the officer), personally appeared Larry Banda, Notary Public Tyrone Wilbur Hatcher, 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 [Signature] (Seal)



Mail Tax Statements to Return Address Above

1A

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RECORDING REQUESTED BY

Tyrone Wilbur Hatcher

WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME Tyrone Wilbur Hatcher

ADDRESS 1303 N. Citrus Ave

CITY Los Angeles
STATE & ZIP CA 90028

TITLE ORDER NO.

ESCROW OR LOAN NO.

APN NO. 5648-024-004

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ _____

computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,

Unincorporated area: City of Los Angeles _____

and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Tyrone Wilbur Hatcher

hereby remise, release and forever quitclaim to Alan J. Schwartz, an undivided on eighth interest in

the following described real property in the County of Los Angeles, State of California
Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County of Los Angeles, State of California as per map recorded
in book 11, page 45 as per map in the office of the Country Recorder of said Country,
Commonly Know As: 1303 N. Citrust Ave, Los Angeles, CA 90028
"This is a Bona fide gift and the grantor received nothing in return, R & T 11911

Dated _____

Tyrone Wilbur Hatcher

State of California

County of _____

On _____ before me, (here insert name and title of the officer), personally appeared _____, 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)

RECORDED MEMO: This COPY is NOT an OFFICIAL RECORD.

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RECORDING REQUESTED BY
C. Johnson Rolls III
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

NAME C. Johnsons Rolls III
ADDRESS 1303 N. Citrus Ave
CITY
STATE & ZIP Los Angeles, CA 90028

Above Space for Recorder's Use Only

GRANT DEED

TITLE ORDER NO. ESCROW NO. APN NO. 5548-024-0004

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ Gift
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 Unincorporated area: City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Alan J. Schwartz

hereby GRANT(s) to
C. Johnson Rolls III, An undivided one eighth interest in

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

Lot 15 Kellogg Hollywood Tract, City Of Los Angeles, Country of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the Country Recorder of said Country. Commonly Known As: 1303 N. Citrus Ave, Los Angeles, CA 90028 This is bona fide gift and the grantor received nothing in return, R & T 11911

Dated August 10, 2010 August 10, 2010

Alan J. Schwartz
Alan J. Schwartz

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On August 10, 2010 before me, Emily Herzog-Ralles, Notary Public (here insert name and title of the officer), personally appeared Alan J. Schwartz

personally known to me (or 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.

WITNESS my hand and official seal.



Signature *Alan J. Schwartz*

(This area for official notarial seal)

MAIL TAX STATEMENTS TO ADDRESS AS SHOWN ABOVE

State of California

County of Los Angeles

On August 10, 2010 before me, Emily Herzog-Ralles, ^(Insert Name of Notary Public and Title) Notary Public
personally appeared Alan J. Schwartz

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 Emily Herzog-Ralles

(Seal)



RECORDING REQUESTED BY:

Shawn Evan Hawk

And When Recorded Mail Document
And Tax Statement To:

Shawn Evan Hawk

1303 North Citrus ave.
Los Angeles, CA. 90028



Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN- 5548-024-004

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ 0 CITY TAX \$ Gift

- { } computed on full value of property conveyed, or
- { **XX** } computed on full value less value of liens or encumbrances remaining at time of sale,
- { } Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alan J. Schwartz

hereby GRANT(s) to:

Shawn Evan Hawk, an undivided one eighth interest in

in the following described real property in the City of Los Angeles

in the County of Los Angeles

State of California:

Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 11, page 45 as per map in the office of the County Recorder of said County.

Commonly Known As: 1303 North Citrus ave. Los Angeles, CA. 90028

"This is a bona fide gift and the grantor received nothing in return, R & T 11911."

DATED: July 8, 2010

State of California

County of: Los Angeles

On July 8, 2010
before me, Adriana G. Solis

Notary Public, personally appeared:

Alan J. Schwartz

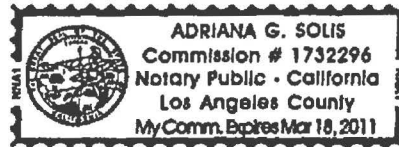

Alan J. Schwartz

who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is~~ 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: 



MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Loretta Jean Miller

And When Recorded Mail Document
And Tax Statement To:

Loretta Jean Miller
.1303 North Citrus Ave.
Los Angeles, CA 90028



Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 5548-024-004

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ Gift

- { } computed on full value of property conveyed, or
- { } computed on full value less value of liens or encumbrances remaining at time of sale,
- { } Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alan J. Schwartz
hereby GRANT(s) to:

Loretta Jean Miller, an undivided one eighth interest in
in the following described real property in the City of Los Angeles
in the County of Los Angeles

State of California:

Lot 15 of Kellogg Hollywood Tract, City of Los Angeles, County
of Los Angeles, State of California, as per map recorded in
Book 11, Page 45 as per map in the Office of the County
Recorder of said County.

Commonly Known As: 1303 North Citrus Ave. Los Angeles, CA 90028

"This is a bona fide gift and the grantor received nothing in return, R & T 11911."

DATED. May 25, 2010

State of California
County of: Los Angeles
On May 25, 2010
before me, Emily Herzog Ralles
Notary Public, personally appeared:
Alan J. Schwartz

Alan J. Schwartz

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 forgoing paragraph is true and correct.



WITNESS my hand and official seal,

Signature:

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Garrett Aaron Taylor

And When Recorded Mail Document
Arid Tax Statement To:

Garrett Aaron Taylor

1303 North Citrus ave.
Los Angeles, CA. 90028

Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 5548-024-004

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ 0 CITY TAX \$ Gift

- { } computed on full value of property conveyed, or
- { } computed on full value less value of liens or encumbrances remaining at time of sale,
- { } Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Alan J. Schwartz

hereby GRANT(s) to:

Garrett Aaron Taylor, an undivided one eighth interest in
in the following described real property in the City of Los Angeles
in the County of Los Angeles

State of California:

Lot 15 of Kellogg Hollywood tract, City of Los Angeles, County
of Los Angeles, State of California, as per map recorded in book
11, page 45 as per map in the office of the County Recorder of
said County.

Commonly Known As: 1303 North Citrus ave. Los Angeles, CA. 90028

"This is a bona fide gift and the grantor received nothing in return, R & T 11911."

DATED: May 6, 2010

State of California

County of: Los Angeles

On May 6, 2010

before me, Emily Herzog Ralles
Notary Public, personally appeared:

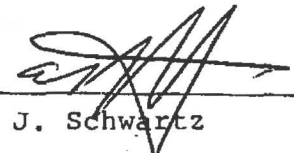
Alan J. Schwartz

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 forgoing paragraph is true and correct.

WITNESS my hand and official seal,

Signature: Emily Herzog Ralles


Alan J. Schwartz



MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY:

Tyrone Wilbur Hatcher

And When Recorded Mail Document
And Tax Statement To:

Tyrone Wilbur Hatcher
1303 North Citrus ave.
Los Angeles, CA. 90028



Escrow No.
Title Order No.

SPACE ABOVE THIS LINE FOR RECORDERS USE

APN: 5548-024-004

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$ -0- CITY TAX \$ Gift

- { } computed on full value of property conveyed, or
- { } computed on full value less value of liens or encumbrances remaining at time of sale,
- { } Unincorporated area: City of Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

hereby GRANT(s) to: Alan J. Schwartz
Tyrone Wilbur Hatcher

an undivided one eighth interest in
in the following described real property in the City of Los Angeles
in the County of Los Angeles

State of California:

Lot 15 of Kellogg Hollywood tract, City of Los Angeles, County
of Los Angeles, State of California, as per map recorded in book
11, page 45 as per map in the office of the County Recorder of
said County.

Commonly Known As: 1303 North Citrus ave. Los Angeles, CA. 90028

"This is a bona fide gift and the grantor received nothing in return, R & T 11911."

DATED: April 6, 2010

State of California

County of: Los Angeles

On April 9, 2010

before me, Emily Herzog Ralles

Notary Public, personally appeared:

Alan J. Schwartz

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.

Alan J. Schwartz



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

WITNESS my hand and official seal

Signature: [Handwritten Signature]

MAIL TAX STATEMENT AS DIRECTED ABOVE

96 1272751

RECORDING REQUESTED BY:
Guardian Title Escrow Division
AND WHEN RECORDED MAIL TO:

Mr. Alan Schwartz
7985 Santa Monica Blvd. #109
West Hollywood, CA 90046

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
4:21 PM AUG 07 1996

FEE \$30	Z
A.F.N.F. 94	2

THIS SPACE FOR RECORDER'S USE ONLY

ESCROW NO. 4-2016-B

TITLE ORDER NO. 131556-04

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$95.70 CITY TRANSFER TAX is \$391.50

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

TIMOTHY R. HANIGAN, ADMINISTRATOR FOR THE ESTATE OF MYRON GOLDSTEIN, DECEASED as to undivided 1/3 interest **ALVIN GILMORE**, a Married Man as his Sole and Separate Property as to an undivided 1/3 interest and **JACK SEYMOUR**, A Married Man as his Sole and Separate Property as to an undivided 1/3 interest, all as Tenant in common.

hereby GRANT(s) to:

ALAN SCHWARTZ, a Single Man

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot Fifteen (15) of Kellogg's Hollywood Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 11, Page 45 of Maps, in the Office of the County Recorder of said County.

EXCEPT therefrom the North 40 feet thereof,

DATED June 19, 1996
STATE OF CALIFORNIA
COUNTY OF Los Angeles
On June 21, 1996
before me, Laurie L. Beal
a Notary Public in and for said State, personally appeared
Timothy R. Hanigan and
Alvin Gilmore

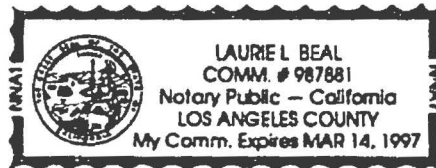
Timothy R. Hanigan
Timothy R. Hanigan, administrator for the Estate of Myron Goldstein

Alvin Gilmore
Alvin Gilmore

Jack Seymour
Jack Seymour

personally known to me (or 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.
WITNESS my hand and official seal.

Signature Laurie L. Beal



(This area for official notarial seal)

Mail tax statements to: Mr. Alan Schwartz, 7985 Santa Monica Blvd. #109, West Hollywood, CA 90046

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

No 5907

State of California

County of Fresno

On July 1, 1996 before me, DeAnna Johnson, Notary Public

DATE

NAME, TITLE OF OFFICER - E.G. "JANE DOE, NOTARY PUBLIC"

personally appeared Jack Seymour

NAME(S) OF SIGNER(S)

personally known to me - OR - 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.



WITNESS my hand and official seal.

DeAnna Johnson
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

DESCRIPTION OF ATTACHED DOCUMENT

- INDIVIDUAL
- CORPORATE OFFICER

TITLE OR TYPE OF DOCUMENT

TITLE(S)

- PARTNER(S) LIMITED
- GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN/CONSERVATOR
- OTHER: _____

NUMBER OF PAGES

DATE OF DOCUMENT

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

SIGNER(S) OTHER THAN NAMED ABOVE

2

06 0873482

Stewart Title

Recording Requested By
MORTGAGET

Return To
MORTGAGET

1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI 53562

Prepared By

210283122 -

5548-024-004 [Space Above This Line For Recording Data]

DEED OF TRUST

LOAN NO 40543815
ESCROW NO 10081EO

MIN 100112065717793588
MERS Phone 1-888-679-6377

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 APRIL 10, 2006 , together with all Riders to this document

(B) "Borrower" is ALAN SCHWARTZ, A SINGLE MAN

Borrower's address is 1303 NORTH CITRUS AVENUE, LOS ANGELES, CA 90028-
Borrower is the trustor under this Security Instrument

(C) "Lender" is MORTGAGET, INC

Lender is a CORPORATION organized and existing under the laws of NEW YORK

04.21.06

RECORDING REQUESTED BY:
RECONTRUST COMPANY

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



ATTN: Rosie Ramos
TS No. 09-0001018

TSG No. 09-8-004364

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, ALAN SCHWARTZ, A SINGLE MAN was the original Trustor, STEWART TITLE was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 04/10/2006 recorded on 04/21/2006 as Instrument No. 06 0873482 in Book Page of Official Records of Los Angeles County, California;

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

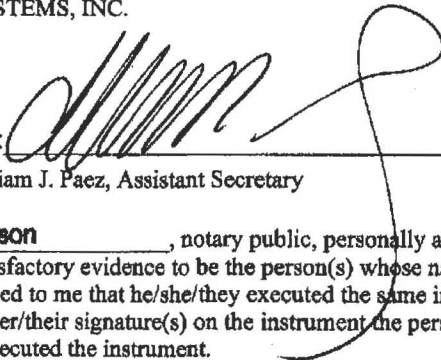
NOW THEREFORE, the undersigned hereby substitutes RECONTRUST COMPANY, N.A., WHOSE ADDRESS IS: 1800 Tapo Canyon Rd., CA6-914-01-94 SIMI VALLEY, CA 93063, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

DATED: April 29, 2009

MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC.

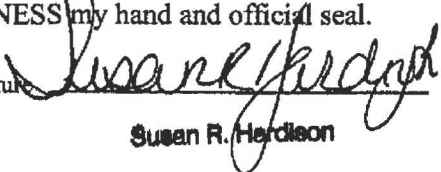
State of: CALIFORNIA
County of: VENTURA

BY: 
Miriam J. Paez, Assistant Secretary

On 04.30.09 before me, Susan R. Hardison, notary public, personally appeared Miriam J. Paez, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature:  (Seal)
Susan R. Hardison



LANDSAFE TITLE

RECORDING REQUESTED BY:
RECONTRUST COMPANY
AND WHEN RECORDED MAIL DOCUMENT
AND TAX STATEMENTS TO:

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

ATTN: Maricela Sandoval
TS No. 09-0152837



09-8-461581

SUBSTITUTION OF TRUSTEE AND ASSIGNMENT OF DEED OF TRUST

The undersigned MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., (hereinafter referred to as Beneficiary) is the Beneficiary of that certain Deed of Trust dated 04/10/2006, executed by ALAN SCHWARTZ, A SINGLE MAN, Trustor, to STEWART TITLE, as Trustee, and recorded as Instrument No. 06 0873482 on 04/21/2006, of Official Records in the County Recorder's Office of LOS ANGELES County, California. NOW THEREFORE, Beneficiary hereby substitutes RECONTRUST COMPANY, N.A., WHOSE ADDRESS IS: 1800 Tapo Canyon Rd., CA6-914-01-94, SIMI VALLEY, CA 93063, as Trustee under said Deed of Trust herein referred to, in the place and stead of and with all rights, title, powers, and interest of the former trustee described above.

FOR VALUE RECEIVED, the undersigned hereby grants, assigns, conveys and transfers to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-AR6 all beneficial interest under that certain Deed of Trust described above. Said described land: "As more fully described in the above referenced Deed of Trust." Together with the note or notes therein described or referred to, the money due and to become due thereon with the interest, and all rights accrued or to accrue under said Deed of Trust.

DATED: October 09, 2009

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

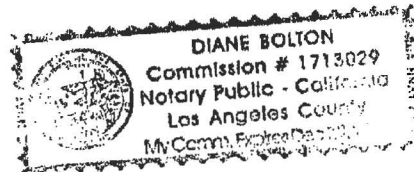
State of: CA) BY: Abraham Bartamian
County of: Ventura)
On OCT 16 2009 before me, Diane Bolton Abraham Bartamian, Assistant Secretary

On OCT 16 2009 before me, Diane Bolton, notary public, personally appeared Abraham Bartamian, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature [Signature] (Seal)
Notary Public's Signature



Diane Bolton

Form subasgnmnt (01/09)

2

4

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **December 16, 2014**

JOB ADDRESS: **1301 NORTH CITRUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5548-024-004**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALAN J. SCHWARTZ
1301 NORTH CITRUS AVENUE
COVINA, CA. 91722
CAPACITY: OWNER

- 2). C. JOHNSON ROLLS III AND ALAN J. SCHWARTZ
1303 NORTH CITRUS AVENUE
LOS ANGELES, CA. 90028-7602
CAPACITY: OWNERS

- 3). SHAWN EVAN HAWK
1303 NORTH CITRUS AVENUE
LOS ANGELES, CA. 90028-7602
CAPACITY: OWNER

- 4). LORETTA JEAN MILLER
1303 NORTH CITRUS AVENUE
LOS ANGELES, CA. 90028-7602
CAPACITY: OWNER

- 5). GARRETT AARON TAYLOR
1303 NORTH CITRUS AVENUE
LOS ANGELES, CA. 90028-7602
CAPACITY: OWNER

- 6). TYRONE WILBUR HATCHER
1303 NORTH CITRUS AVENUE
LOS ANGELES, CA. 90028-7602
CAPACITY: OWNER

- 7). ALAN J. SCHWARTZ
7985 SANTA MONICA BLVD., #109
WEST HOLLYWOOD, CA. 90046
CAPACITY: OWNER

- 8). MORTGAGEIT
1350 DEMING WAY, 3RD FLOOR
MIDDLETON, WI. 53562
CAPACITY: INTERESTED PARTIES

- 9). MORTGAGEIT, INC.
33 MAIDEN LANE, 6TH FLOOR
NEW YORK, NY. 10038
CAPACITY: INTERESTED PARTIES

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

- 11). RECONTRUST COMPANY, NA
1800 TAPO CANYON ROAD, CA6-914-01-94
SIMI VALLEY, CA. 93063
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1303 N CITRUS AVE, LOS ANGELES, CA 90028-7602



Owner Information

Owner Name: **ROLLS C JOHNSON III/SCHWARTZ ALAN J**
 Mailing Address: **1303 N CITRUS AVE, LOS ANGELES CA 90028-7602 C025**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **KELLOGG'S HOLLYWOOD TRACT LOT COM AT INTERSECTION OF N LINE OF FOUNTAIN AVE WITH W LINE OF LOT 15 TH N ON SD W LINE 83.37 FT TH E ON S LINE OF N 45 FT OF SD LOT TO W LINE OF CITRUS AVE TH S THEREON LOT 15**

County:	LOS ANGELES, CA	APN:	5548-024-004
Census Tract / Block:	1901.00 / 1	Alternate APN:	
Township-Range-Sect:		Subdivision:	KELLEGG'S HOLLYWOOD
Legal Book/Page:		Map Reference:	34-B4 / 593-D5
Legal Lot:	15	Tract #:	
Legal Block:		School District:	LOS ANGELES
Market Area:	C20	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	07/05/2011 / 03/18/2011	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	900496		

Last Market Sale Information

Recording/Sale Date:	08/07/1996 /	1st Mtg Amount/Type:	\$86,708 / FHA
Sale Price:	\$87,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	1272751	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$82.39
New Construction:		Multi/Split Sale:	
Title Company:	GUARDIAN TITLE CO.		
Lender:	COAST CAP CORP		
Seller Name:	GOLDSTEIN MYRON		

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:		Parking Type:		Construction:	
Living Area:	1,056	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1911 / 1911	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,261	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$347,943	Assessed Year:	2014	Property Tax:	\$4,485.73
Land Value:	\$227,053	Improved %:	35%	Tax Area:	200
Improvement Value:	\$120,890	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$347,943				

Comparable Summary

For Property Located At



1303 N CITRUS AVE, LOS ANGELES, CA 90028-7602

3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$87,000	\$455,000	\$1,000,000	\$727,667
Bldg/Living Area	1,056	902	1,148	1,046
Price/Sqft	\$82.39	\$504.43	\$919.12	\$685.90
Year Built	1911	1910	1922	1917
Lot Area	4,261	2,387	5,715	4,407
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$347,943	\$370,000	\$607,766	\$517,589
Distance From Subject	0.00	0.02	0.38	0.24

*= 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										
		1303 N CITRUS AVE	\$87,000	1911	2	1	08/07/1996	1,056	4,261	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1308 N MANSFIELD AVE	\$455,000	1922	2	1	07/31/2014	902	2,387	0.02
<input checked="" type="checkbox"/>	2	1542 N MCCADDEN PL	\$1,000,000	1910	2	1	06/17/2014	1,088	5,715	0.33
<input checked="" type="checkbox"/>	3	1327 SEWARD ST	\$728,000	1921	2	1	08/15/2014	1,148	5,120	0.38

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1303 N CITRUS AVE, LOS ANGELES, CA 90028-7602**3 Comparable(s) Selected.**

Report Date: 12/17/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$87,000	\$455,000	\$1,000,000	\$727,667
Bldg/Living Area	1,056	902	1,148	1,046
Price/Sqft	\$82.39	\$504.43	\$919.12	\$685.90
Year Built	1911	1910	1922	1917
Lot Area	4,261	2,387	5,715	4,407
Bedrooms	2	2	2	2
Bathrooms/Restrooms	1	1	1	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$347,943	\$370,000	\$607,766	\$517,589
Distance From Subject	0.00	0.02	0.38	0.24

* = user supplied for search only

Comp #:1 Distance From Subject:0.02 (miles)
 Address: 1308 N MANSFIELD AVE, LOS ANGELES, CA 90028-7617
 Owner Name: PACIFIC VALUE OPPORTUNITIES FU
 Seller Name: TDC PACIFIC PROPERTIES INC
 APN: 5548-024-002 Map Reference: 34-B4 / 593-D5 Living Area: 902
 County: LOS ANGELES, CA Census Tract: 1901.00 Total Rooms: 4
 Subdivision: KELLOGS HOLLYWOOD Zoning: LAR3 Bedrooms: 2
 Rec Date: 07/31/2014 Prior Rec Date: 12/19/2013 Bath(F/H): 1 /
 Sale Date: 07/23/2014 Prior Sale Date: 10/29/2013 Yr Built/Eff: 1922 / 1922
 Sale Price: \$455,000 Prior Sale Price: \$370,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: BUNGALOW
 Document #: 796709 Acres: 0.05 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 2,387 Pool:
 Total Value: \$370,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / Parking: SHINGLE

Comp #:2 Distance From Subject:0.33 (miles)
 Address: 1542 N MCCADDEN PL, LOS ANGELES, CA 90028-7112
 Owner Name: LINDY TRUST
 Seller Name: DADIGAN DONELLE
 APN: 5547-020-029 Map Reference: 34-B3 / 593-E4 Living Area: 1,088
 County: LOS ANGELES, CA Census Tract: 1907.00 Total Rooms:
 Subdivision: DAVIDSON TR Zoning: LAC4 Bedrooms: 2
 Rec Date: 06/17/2014 Prior Rec Date: 09/05/2003 Bath(F/H): 1 /
 Sale Date: 04/20/2014 Prior Sale Date: 07/30/2003 Yr Built/Eff: 1910 / 1910
 Sale Price: \$1,000,000 Prior Sale Price: \$524,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 624003 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Lot Area: 5,715 Pool:
 Total Value: \$607,766 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.38 (miles)
 Address: 1327 SEWARD ST, LOS ANGELES, CA 90028-7816
 Owner Name: BROWN JUSTIN R
 Seller Name: GAULKE FAMILY LIVING TRUST
 APN: 5547-029-015 Map Reference: 34-C4 / 593-E5 Living Area: 1,148
 County: LOS ANGELES, CA Census Tract: 1907.00 Total Rooms: 6
 Subdivision: 2962 Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 08/15/2014 Prior Rec Date: 08/09/2007 Bath(F/H): 1 /
 Sale Date: 07/24/2014 Prior Sale Date: 07/13/2007 Yr Built/Eff: 1921 / 1921
 Sale Price: \$728,000 Prior Sale Price: \$660,000 Air Cond:
 Sale Type: FULL Prior Sale Type: UNKNOWN Style:
 Document #: 859801 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$477,750 Lot Area: 5,120 Pool:
 Total Value: \$575,000 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **December 16, 2014**

JOB ADDRESS: **1301 NORTH CITRUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5548-024-004**

CASE#: **419406**

ORDER NO: **A-2841709**

EFFECTIVE DATE OF ORDER TO COMPLY: **September 2, 2011**

COMPLIANCE EXPECTED DATE: **October 2, 2011**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2841709

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
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HELENA JUBANY
VICE-PRESIDENT
VICTOR H. CUEVAS
VAN AMBATIELOS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY

SCHWARTZ ALAN J.
1303 N CITRUS AVE
LOS ANGELES, CA 90028

CASE #: 419406
ORDER #: A-2841709
EFFECTIVE DATE: September 02, 2011
COMPLIANCE DATE: October 02, 2011

L.P.K.
SEP 01 2011

OWNER OF
SITE ADDRESS: 1301 N CITRUS AVE
ASSESSORS PARCEL NO.: 5548-024-004
ZONE: R3; Multiple Dwelling Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of items in the required Yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Comments: Remove all storage from all yards.

2. Unapproved occupancy or use of the yards as storage.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the yards as storage.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

1016207201244253



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

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Joe Paradiso

Date: _____

August 30, 2011

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

[Signature]
REVIEWED BY

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **December 16, 2014**

JOB ADDRESS: **1301 NORTH CITRUS AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5548-024-004**

CASE#: **419406**

ORDER NO: **A-2781198**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 31, 2011**

COMPLIANCE EXPECTED DATE: **June 30, 2011**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2781198

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY

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CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

ROLLS, C JOHNSON III ET AL
1303 N CITRUS AVE
LOS ANGELES, CA 90028

CASE #: 419406

ORDER #: A-2781198

EFFECTIVE DATE: May 31, 2011

COMPLIANCE DATE: June 30, 2011

LPK

MAY 26 2011

OWNER OF
SITE ADDRESS: 1301 N CITRUS AVE
ASSESSORS PARCEL NO.: 5548-024-004
ZONE: R3; Multiple Dwelling Zone

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) sections listed below. You are hereby ordered to correct the violation(s) and contact the inspector listed in the signature block at the end of this document for a compliance inspection by the compliance date listed above.

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

The inspection has revealed that the property is in violation of the Los Angeles Municipal Code as follows:

VIOLATION(S):

1. Open storage within the required yards.

You are therefore ordered to: 1) Discontinue the open storage of items in the required Yard(s).

Code Section(s) in Violation: 12.03, 12.21A.1.(a) and 12.21C.1.(g) of the L.A.M.C.

Comments: Remove all storage from all yards.

2. Unapproved occupancy or use of the yards as storage.

You are therefore ordered to: 1) Discontinue the unapproved occupancy or use of the yards as storage.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 12.26E and 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.) , and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00 , shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (213)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Joe Paradiso

Date: May 25, 2011

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

[Signature]
REVIEWED BY