

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
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

April 21, 2015

Council District: # 4

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

JOB ADDRESS: **834 SOUTH TREMAINE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5090-004-012**

On June 19, 2013, 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: **834 South Tremaine 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. The Department imposed non-compliance fee as follows:

Pursuant to Section 98.0421, the property owner was issued an order on May 20, 2013, 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	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	611.25
Title Report fee	42.00
Grand Total	\$ 3,824.81

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 **\$3,824.81** 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 **\$3,824.81** 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

Signature of Steve Ongele
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. T11209
Dated as of: 03/25/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5090-004-012

Property Address: 834 S TREMAINE AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : Carla Coffee, a single woman

Grantor : Charles D. Smith, Jr., and Lisa D. Smith, husband and wife as community property

Deed Date : 12/30/2004

Recorded : 2/22/2005

Instr No. : 05 0389940

Mailing Address: Carla Coffee
834 S Tremaine Avenue, Los Angeles, CA 90005.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 146, of Tract 3912, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 42 Pages 73 through 75 inclusive of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5090-004-012

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$1,090,000.00

Dated : 9/7/2007

Trustor : Carla Coffee

Trustee : California Reconveyance Company, a California Corp.

Beneficiary : Washington Mutual Bank, FA

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. T11209

SCHEDULE B (Continued)

Recorded : 9/17/2007 **Instr No. :** 20072131495
Maturity Date is: 10/1/2037

Mailing Address: Washington Mutual Bank, FA,
2273 N. Green Valley Parkway, Suite 14, Henderson, NV 89014.

Mailing Address: California Reconveyance Company, Not Shown.

A Notice of Default under the terms of said Deed of Trust
Executed by : California Reconveyance Company
Recorded : 5/27/2009 **Instr No. :** 20090781777

Mailing Address: California Reconveyance Company:
9200 Oakdale Avenue, Mail Stop: CA2-4379, Chatsworth, CA 91311.

A Notice of Trustee's Sale under said Deed of Trust
Executed by : California Reconveyance Company
Time of Sale : 11:00 AM
Place of Sale : By the Fountain located at 400 Civic Center Plaza, Pomona, CA 91766
Recorded : 1/11/2012 **Instr No. :** 20120045823

Mailing Address: California Reconveyance Company,
9200 Oakdale Avenue, Mail Stop: CA2-4379, Chatsworth, CA 91311.

Assignment of the above referenced security instrument is as follows:
Assignee : JPMorgan Chase Bank, National Association
Recorded : 2/5/2014
Instr No. : 20140126922
of Official Records
Mailing Address: JPMorgan Chase Bank, National Association, 700 Kansas Lane, MC 8000, Monroe, LA 71203.

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$280,000.00

Dated : 2/7/2008

Trustor : Carla Coffee

Trustee : Commonwealth Land Title

Beneficiary : MERS, Inc., as nominee for Capital Alliance Advisors, Incorporated, a California Corporation

Loan No. : MIN 1004529-0603202301-1

Recorded : 2/14/2008 **Instr No. :** 20080268928

Maturity Date is: 3/1/2023

Mailing Address: Capital Alliance Advisors, Incorporated, a California Corporation, 18952 Macarthur Boulevard, Suite 310, Irvine, California 92612.

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. T11209

SCHEDULE B (Continued)

Mailing Address: Commonwealth Land Title, 655 N. Central Ave. No. 2200, Glendale, California 91203.

Mailing Address: Mortgage Electronic Registration Systems, Inc, P.O. Box 2026, Flint, MI 48501-2026.

And re-recorded

Recorded : 6/13/2008

Instr No. : 20081051719

Assignment of the above referenced security instrument is as follows:

Assignee : Capital Alliance Advisors, Inc., Calliance Realty Fund, LLC, and Capital Alliance Institutional Mortgage Fund, LLC

Recorded : 6/18/2013

Instr No. : 20130906519

Mailing Address: Capital Alliance Advisors, Inc., Calliance Realty Fund, LLC, and Capital Alliance Institutional Mortgage Fund, LLC, Not Shown.

A Substitution of Trustee under said deed of trust which names as the substituted trustee the following:
Trustee : PLM Loan Management Services, Inc.

Recorded : 6/18/2013

Instr No. : 20130906520

Mailing Address: PLM Loan Management Services, Inc., 46 N. Second Street, Campbell, CA 95008.

Assignment of the above referenced security instrument is as follows:

Assignee : Calliance Realty Fund, LLC, a Delaware Limited Liability Company

Recorded : 11/17/2014

Instr No. : 20141221565

Mailing Address: Calliance Realty Fund, LLC, a Delaware Limited Liability Company, Not Shown.

Assignment of the above referenced security instrument is as follows:

Assignee : Calliance Realty Fund, LLC

Recorded : 11/17/2014

Instr No. : 20141221566

Mailing Address: Calliance Realty Fund, LLC, Not Shown.

A Notice of Default under the terms of said Deed of Trust

Executed by : PLM Loan Management Services, Inc.

Recorded : 11/17/2014

Instr No. : 20141221567

Mailing Address: PLM Loan Management Services, Inc., 46 N. Second Street, Campbell, CA 95008.

A Notice of Trustee's Sale under said Deed of Trust

Executed by : PLM Loan Management Services, Inc.

Time of Sale : 9:00 AM

Place of Sale : Behind the Fountain located at 400 Civic Center Plaza, Pomona, CA

Recorded : 2/24/2015

Instr No. : 20150196000

Mailing Address: PLM Loan Management Services, Inc., 46 N. Second Street, Campbell, CA 95008.

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. T11209

SCHEDULE B (Continued)

Type of Document: *A pending Court Action as disclosed by a recorded notice:*

Plaintiff: *Capital Alliance Advisors, Inc, Calliance Realty Fund, LLC, J.P. Morgan Chase and Does 1-100, Inclusive*

Defendant: *Carla Coffee Langley and Scott Langley*

County: *Los Angeles*

Court: *Superior Court*

Nature of

Action: *action affects the title to a specific parcel of Real property*

Attorney: *Law Offices of Art Hoomiratana*

Address: *750 East Green Street, Suite 333 PASADENA, CA, 91101*

Recorded: *3/12/2015*

Instr No.: *20150270308*

Mailing Address: *Law Offices of Art Hoomiratana, 750 East Green Street, Suite 333, Pasadena, CA 91101*

Mailing Address: *Carla Coffee, 834 S Tremaine Ave, Los Angeles, Ca 90005*

2/22/05

2

RECORDING REQUESTED BY:

TICOR TITLE

05 0389940

Escrow No. 19268-RC
Title Order No. 862304-12

When Recorded Mail Document
and Tax Statement To:
Ms. Carla Coffee
8345 Tremaine Avenue
Los Angeles, CA 90005

APN: 5090-004-012

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s) ⁽³⁰⁾ ⁽⁴⁴⁾
Documentary transfer tax is \$ 110.00 City tax \$450.00

- 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, Charles D. Smith, Jr., and Lisa D. Smith, Husband and Wife as community property

hereby GRANT(S) to Carla Coffee, A Single Woman

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:
Lot 146, of Tract 3912, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded
in Book 42 Pages 73 through 75 Inclusive of Maps, in the Office of the County Recorder of said County

DATED: December 30, 2004

STATE OF CALIFORNIA New York
COUNTY OF New York

ON January 7, 2005 before me, Errol Wander
~~Charles D. Smith & Lisa D. Smith~~ personally appeared:
Charles D. Smith & Lisa D. Smith



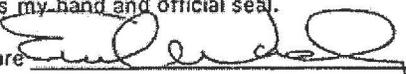
Charles D. Smith, Jr.



Lisa D. Smith

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 

ERROL WANDER
Notary Public, State of New York
No. 01WA6113141
Qualified in New York County
Commission Expires July 19, 2008

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

2005 DEC 31

WANDER NOTARY

FIDELITY NATIONAL TITLE

Recording Requested By:
WASHINGTON MUTUAL BANK

Return To:
WASHINGTON MUTUAL BANK
2210 ENTERPRISE DR
FLORENCE, SC 29501
DOC OPS M/S FSCE 440



20072131495

Prepared By:
GRISELDA HENRY

(Space Above This Line For Recording Data)

ZCA1
M28

DEED OF TRUST

3014536076-057

3014536076-55

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 SEPTEMBER 07, 2007 together with all Riders to this document.
- (B) "Borrower" is CARLA COFFEE, A SINGLE WOMAN.

Borrower's address is 834 SOUTH TREMAINE AVENUE, LOS ANGELES, CA 90005
Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK
organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01

VMP - S(CA) (0207)

Page 1 of 15

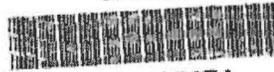
Initials *sc*

VMP MORTGAGE FORMS - (800)521-7291



Order Number: 06350106-11
Escrow Number: 06350106-310-NYO
Loan Number: 5318-0108

03/21/08



20080485974

WHEN RECORDED MAIL TO:
CAPITAL ALLIANCE
18952 MacArthur Blvd., Suite 310
Irvine, CA 92612

SPACE ABOVE THIS LINE FOR RECORDER'S USE

REQUEST FOR NOTICE

In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale under Deed of Trust recorded as Instrument No. 20072131495 on September 17, 2007 in book --, page --, Official Records of Los Angeles County, LOS ANGELES, describing land therein as CALIFORNIA LOT 146 OF TRACT NO. 3912, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42, PAGES 73 THROUGH 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. A.P.N.: 5090-004-012

Executed by CARLA COFFEE, A SINGLE WOMAN

, as Trustor

in which CALIFORNIA RECONVEYANCE COMPANY

is named as Trustee, and

WASHINGTON MUTUAL BANK, FA
be mailed to CAPITAL ALLIANCE ADVISORS, INC.
18952 MACARTHUR BLVD., SUITE 310, IRVINE, CA 92612
Dated FEBRUARY 7, 2008

, as Beneficiary.

STATE OF CALIFORNIA
COUNTY OF ORANGE

SS.

CAPITAL ALLIANCE ADVISORS, INC.
A CALIFORNIA CORPORATION

On February 20, 2008
Neal McIlroy, Notary Public

before me,

(here insert name and title of the officer)

BENILDA SAMSON
CONTROLLER

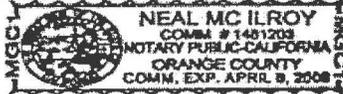
personally appeared
Benilda Samson

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



(This area for official notarial seal)

REQUEST FOR NOTICE
RFN.LSR 02/01/08

DocMagic eForms 800-549-1362
www.docmagic.com

Rb.lh-b

110330001 1000001010 10 010000 1000000000 00000000000000

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)



Space above this line for recorder's use only

Trustee Sale No. 435490CA Loan No. 3014536076 Title Order No. 602130673

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$35,097.55 as of May 26, 2009 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

3

Trustee Sale No. 435490CA Loan No. 3014536076 Title Order No. 602130673

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: JPMorgan Chase Bank, National Association, at 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256, (877) 926-8937.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under a Deed of Trust dated 09/07/2007, executed by CARLA COFFEE, A SINGLE WOMAN, as trustor, to secure obligations in favor of WASHINGTON MUTUAL BANK, FA, as Beneficiary Recorded 09/17/2007, Book , Page , Instrument 20072131495 of official records in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust. APN: 5090-004-012 Situs: 834 SOUTH TREMAINE AVENUE , LOS ANGELES, CA 90005 Including the note(s) for the sum of \$1,090,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 02/01/2009 MONTHLY INSTALLMENT OF INTEREST, LATE CHARGES AND OTHER CHARGES AS DESCRIBED IN THE BILLING STATEMENT FOR SAID MONTHLY BILLING; AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF INTEREST, LATE CHARGES AND OTHER CHARGES AS DESCRIBED IN THE BILLING STATEMENT FOR EACH MONTHLY BILLING CYCLE.

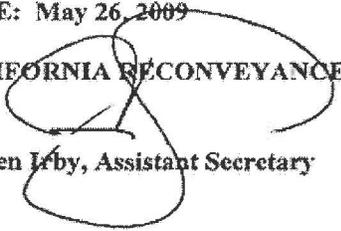
That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The beneficiary or its designated agent declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of §2935.5.

DATE: May 26, 2009

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Colleen Irby, Assistant Secretary



CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Recording Requested By

ServiceLink

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop CA2-4379
Chatsworth, CA 91311
800-892-6902

2



Trustee Sale No. 435490CA
Loan No. 3014536076
Title Order No. 602130673

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 09/07/2007. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 12/23/2009 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 09/17/2007, Book , Page , Instrument 20072131495, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CARLA COFFEE, A SINGLE WOMAN, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: THE FRONT ENTRANCE TO THE POMONA SUPERIOR COURTS BUILDING, 350 W. MISSION BOULEVARD, POMONA, CA

Legal Description: LOT 146, OF TRACT NO 3912, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 42 PAGES 73 THROUGH 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Amount of unpaid balance and other charges: \$1,175,822 88 (estimated)

Street address and other common designation of the real property: 834 SOUTH TREMAINE AVENUE
LOS ANGELES, CA 90005
APN Number: 5090-004-012

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

19

3

In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares: that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified, by overnight delivery; by personal delivery; by e-mail, by face to face meeting.

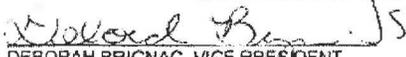
DATE: 11-25-2009

SEE ATTACHED EXHIBIT

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

(714) 259-7850 or www.fidelityvasap.com

(714) 573-1965 or www.priorityposting.com


DEBORAH BRIGNAC, VICE PRESIDENT
9200 OAKDALE AVE
MAILSTOP N110612
CHATSWORTH, CA 91311

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Recording Requested By:

CAIME, LLC



After Recording Return To:

CAIME
900 Mission Avenue
Suite B
San Rafael, CA 94901

Loan # 0108-5318

~~ISA 120-066037~~

140012758

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, CAPITAL ALLIANCE INSTITUTIONAL MORTGAGE FUND, LLC, hereby assigns and transfers to

CALLIANCE REALTY FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY

of all of its right, title and interest in and to a certain Deed of Trust executed by Carla Coffee, A Single Woman, bearing the date of February 7, 2008 and recorded as Instrument No. 2008-0268928 on February 14, 2008 of Official Records in the County Recorder's office of Los Angeles County, California, describing land therein as:

Lot 146 of Tract No. 3912, in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 42, Pages 73 through 75 inclusive of maps, in the Office of the County Recorder of Said County.

APN: 5090-004-012

Together with the Note and 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.

CAPITAL ALLIANCE INSTITUTIONAL MORTGAGE FUND, LLC

By: 
William Aubrey, Sr. Vice President

14

State of California
County of Marin

On *November 12, 2014* before me,

Holly A.M. Lewis, Notary Public
personally appeared

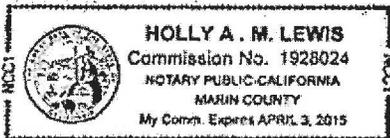
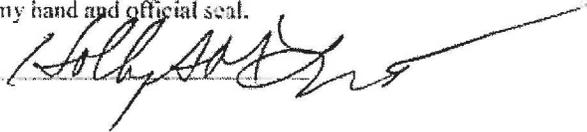
William Aubrey

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~~/~~its~~ 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



(This area for official notarial seal)

Recording Requested By:

Calliance Realty Fund, LLC



After Recording Return To:
Capital Alliance
900 Mission Avenue
Suite B
San Rafael, CA 94901

Loan #5318-0108
TS#120-066037

146012788

CORPORATION ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, CAPITAL ALLIANCE ADVISORS, INC. hereby assigns and transfers to
CALLIANCE REALTY FUND, LLC



2008
Carla Coffee A Single Woman, bearing the date of February 7th, ~~2009~~ ~~Instrument # 2008~~ and recorded on 2/14/08 as Instrument No. 2008-0268928 ~~BOOK 58328~~ of Official Records in the County Recorder's office of Los Angeles, California, describing land therein as :

LOT 146 OF TRACT NO. 3912, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA. AS PER MAP RECORDED IN BOOK 42, PAGES 73 THROUGH 75 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5090-004-012

Together with the Note and 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.

Capital Alliance Advisors, Inc.

By: William W. Aubrey, EVP

CA

State of California
County of Marin

On *November 4, 2014* before me,

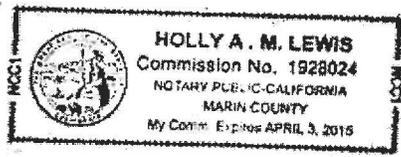
Holly A. M. Lewis, Notary Public
personally appeared

William W. Aubrey
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 *Holly A. M. Lewis*



(This area for official notarial seal)

RECORDING REQUESTED BY
WFG National-Default Services



AND WHEN RECORDED MAIL TO
RECORDING REQUESTED BY
PLM LOAN MANAGEMENT SERVICES, INC
46 N. Second Street
Campbell, CA 95008
408 370-4030

APN:5090-004-012

Space above this line for recorder's use

Trustee Sale No. 120-066037 Loan No. 0108-5318 Title Order No. 140012788

IMPORTANT NOTICE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR ON RESIDENTIAL REAL PROPERTY CONTAINING NO MORE THAN FOUR DWELLING UNITS.

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you

may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$11,922.87 as of 11-13-2014 and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your note and deed of trust or mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the note and deed of trust or mortgage, the beneficiary or mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the beneficiary or mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance premiums.

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in writing prior to the time the notice of sale is

3A

Trustee Sale No. 120-066037 Loan No. 0108-5318 Title Order No. 140012788

posted (which may not be earlier than three months after this notice of default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

CALLIANCE REALTY FUND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
C/O PLM LOAN MANAGEMENT SERVICES, INC
46 N. Second Street
Campbell, CA 95008
408 370-4030

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN THAT: PLM LOAN MANAGEMENT SERVICES, INC is the duly appointed Trustee, Substituted Trustee or Agent for the Beneficiary under a Deed of Trust dated **02-07-2008**, executed by **CARLA COFFEE, A SINGLE WOMAN**, as trustor, to secure obligations in favor of **CAPITAL ALLIANCE ADVISORS, INCORPORATED, A CALIFORNIA CORPORATION**, as Beneficiary Recorded **02-14-2008**, Instrument **20080268928**, and Re-recorded on **06-13-2008**, Instrument **20081051719** of official records, in the office of the Recorder of **LOS ANGELES County, California**, as more fully described on said Deed of Trust.

Said Deed of Trust secures certain obligations including the note(s) for the original sum of **\$280,000.00**. That the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of:

INSTALLMENT OF INTEREST WHICH BECAME DUE ON 08/01/2014 , AND ALL SUBSEQUENT INSTALLMENTS , TOGETHER WITH LATE CHARGES AND FORECLOSURE FEES.

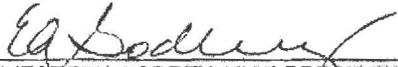
That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee and/or agent of the beneficiary, a written Declaration and Demand for Sale, and has deposited with said Trustee and/or agent of the beneficiary, evidence of such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby due and payable pursuant to law and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

4

Trustee Sale No. 120-066037 Loan No. 0108-5318 Title Order No. 140012788

DATE: 11-13-2014

PLM LOAN MANAGEMENT SERVICES, INC, AS TRUSTEE



ELIZABETH GODBEY, VICE PRESIDENT

PLM LOAN MANAGEMENT SERVICES, INC IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT.
ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Declaration of Mortgage Servicer Pursuant to Civil Code §2923.5(b)

Borrower(s): **CARLA COFFEE, A SINGLE WOMAN**
Property Address: **834 S. TREMAINE AVENUE**
LOS ANGELES, CA 90005
T.S. No.: **120-066037**
Loan No. **0108-5318**

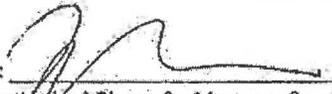
The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

- 1. The mortgage servicer has contacted the borrower pursuant to California Civil Code § 2923.5(a)(2) "to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
- 2. The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code § 2923.5(e) - "to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
- 3. No contact was required by the mortgage servicer because the individual did not meet the definition of "borrower" pursuant to subdivision (c) of Section 2920.5.
- 4. ~~XXXX~~ The requirements of Cal. Civil Code § 2923.5 do not apply because the loan is not secured by a first lien mortgage or first deed of trust, is not secured against real property containing four or less dwelling units, is not the principal residence of the borrower and/or is not security for a loan made for personal, family or household purposes (Business purpose loans are exempt), as described in Civil Code § 2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

CAPITAL ALLIANCE, Mortgage Servicer

Dated: 11-4-14

By: 
Authorized Signor for Mortgage Servicer

~~MFG National Default Services~~
RECORDING REQUESTED BY
PLM LOAN MANAGEMENT SERVICES, INC

AND WHEN RECORDED MAIL TO
PLM LOAN MANAGEMENT SERVICES, INC
46 N. Second Street
Campbell, CA 95008



2

Trustee Sale No. 120-066037
Loan No. 0108-5318
Title Order No. 140012788

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

[PURSUANT TO CIVIL CODE § 2923.3(a), THE SUMMARY OF INFORMATION REFERRED TO ABOVE IS NOT ATTACHED TO THE RECORDED OR PUBLISHED COPY OF THIS DOCUMENT BUT ONLY TO THE COPIES PROVIDED TO THE TRUSTOR.]

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 02-07-2008. 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 PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 03-19-2015 at 9:00 AM, PLM LOAN MANAGEMENT SERVICES, INC as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 02-14-2008, Instrument 20080268928, and Re-recorded on 06-13-2008, Instrument 20081051719 of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: CARLA COFFEE, A SINGLE WOMAN, as Trustor, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR CAPITAL ALLIANCE ADVISORS, INCORPORATED, A CALIFORNIA CORPORATION, as Beneficiary, will sell at public auction the trustor's interest in the property described below, to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's 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. The sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale: BEHIND THE FOUNTAIN LOCATED IN CIVIC CENTER PLAZA, 400 CIVIC CENTER PLAZA, POMONA, CA

Amount of unpaid balance and other charges: \$385,682.14(estimated)
Street address and other common designation of the real property purported as:
834 S. TREMAINE AVENUE , LOS ANGELES, CA 90005
APN Number: 5090-004-012

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

The following statements; NOTICE TO POTENTIAL BIDDERS and NOTICE TO PROPERTY OWNER are statutory notices for all one to four single family residences and a courtesy notice for all other types of properties. 3

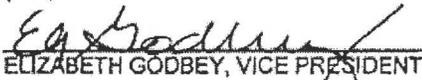
NOTICE TO POTENTIAL BIDDERS: If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

NOTICE TO PROPERTY OWNER: The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call Priority Posting & Publishing at (714) 573-1965 or visit this Internet Web site www.priorityposting.com using the file number assigned to this case 120-066037. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

DATE: 02-19-2015

FOR TRUSTEE'S SALES INFORMATION, PLEASE CALL (714) 573-1965, OR VISIT WEBSITE: www.priorityposting.com

PLM LOAN MANAGEMENT SERVICES, INC, AS TRUSTEE
(408)-370-4030


ELIZABETH GODBEY, VICE PRESIDENT

PLM LOAN MANAGEMENT SERVICES, INC IS A
DEBT COLLECTOR ATTEMPTING TO COLLECT A
DEBT. ANY INFORMATION OBTAINED WILL BE
USED FOR THAT PURPOSE.

1 LAW OFFICES OF ART HOOMIRATANA
2 ART HOOMIRATANA, ESQ. (CA SBN 247253)
3 Email: arthoomiratana@realestatelawcenter.org
4 REALESTATELAWCENTER.ORG
5 Email: litigationsupport@realestatelawcenter.org
6 750 East Green Street, Suite 333
Pasadena, California 91101
Telephone: (888) 688-4770
Facsimile: (888) 848-4570

7 Attorney for Plaintiff
8 CARLA COFFEE LANGLEY
9 SCOTT LANGLEY

10 SUPERIOR COURT OF THE STATE OF CALIFORNIA
11 COUNTY OF LOS ANGELES

12 CARLA COFFEE LANGLEY
13 SCOTT LANGLEY

14 Plaintiffs,

15 vs.

16
17 CAPITAL ALLIANCE ADVISORS, INC,
18 CALLIANCE REALTY FUND, LLC, J.P.
19 MORGAN CHASE and DOES 1-100,
inclusive,

20 Defendants.

CASE NO.:

NOTICE OF LIS PENDENS

21
22
23
24
25 Notice is hereby given that the above-entitled action was filed in the above-entitled court on the
26 10th day of March , 2015, by CARLA COFFEE LANGLEY and SCOTT LANGLEY, Plaintiffs,
27 against CAPITAL ALLIANCE ADVISORS, INC; CALLIANCE REALTY FUND, LLC; J.P.
28

1 of 2
NOTICE OF LIS PENDENS

1 MORGAN CHASE and DOES 1-100, Inclusive, Defendants. The action affects the title to a
2 specific parcel of Real Property and the right to lawful possession of same.

3 The property is described as APN Number: 5090-004-012

4 The commonly known address is: 843 South Tremaine Avenue

5 Los Angeles, CA 90005

6 The legal description is: Lot 146 Tract 3912

7 Abbreviated description : Lot 146 CITY:REGION/CLUSTER:-9/-9167

8 TR#1392 TRACT #3912 LOT 146 City/Muni/Twp:REGION/CLUSTER: 09/09167

9
10 The nature of the claims are: CONSTRUCTIVE FRAUD, NEGLIGENT
11 MISREPRESENTATION, VIOLATION OF CALIFORNIA CIVIL CODE SECTIONS §2923.5,
12 §2923.6, §2923.7 §2923.53, PROMISSORY ESTOPPEL, NEGLIGENCE, VIOLATION OF
13 BUSINESS AND PROFESSIONS CODE SECTION 17200, et seq., DECLARATORY
14 RELIEF, CONVERSION
15

16
17 Dated: March 10, 2015

LAW OFFICES OF ART HOOMIRATANA

18

19

20

21

22

23

24

25

26

27

28



ART HOOMIRATANA, Esq.
Attorney for Plaintiffs

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON** Date: **April 21, 2015**
JOB ADDRESS: **834 SOUTH TREMAINE AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5090-004-012**

Last Full Title: **03/25/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). CARLA COFFEE
834 S. TREMAINE AVE.
LOS ANGELES, CA 90005
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK, F.A.
2273 N. GREEN VALLEY PARKWAY, SUITE 14
HENDERSON, NV 89014
CAPACITY: INTERESTED PARTIES

- 3). CALIFORNIA RECONVEYANCE CO.
9200 OAKDALE AVE., MAIL STOP: CA2-4379
CHATSWORTH, CA 91311
CAPACITY: INTERESTED PARTIES

- 4). J.P. MORGAN CHASE BANK, N.A.
700 KANSAS LANE, MC 8000
MONROE, LA 71203
CAPACITY: INTERESTED PARTIES

- 5). CAPITAL ALLIANCE ADVISORS, INC.
18952 MACARTHUR BLVD., SUITE 310
IRVINE, CA 92612
CAPACITY: INTERESTED PARTIES

- 6). PLM LOAN MANAGEMENT SERVICES, INC.
46 N. SECOND ST.
CAMPBELL, CA 95008
CAPACITY: INTERESTED PARTIES

- 7). LAW OFFICES OF ART HOOMIRATANA
750 E. GREEN ST., SUITE 333
PASADENA, CA 91101
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
834 S TREMAINE AVE, LOS ANGELES, CA 90005-3849



Owner Information

Owner Name: **COFFEE CARLA**
 Mailing Address: **834 S TREMAINE AVE, LOS ANGELES CA 90005-3849 C015**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT # 3912 LOT 146	APN:	5090-004-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2161.00 / 1	Subdivision:	3912
Township-Range-Sect:		Map Reference:	43-B2 /
Legal Book/Page:	42-73	Tract #:	3912
Legal Lot:	146	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C18	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	02/22/2005 / 12/30/2004	Deed Type:	GRANT DEED
Sale Price:	\$100,000	1st Mtg Document #:	389941
Document #:	389940		

Last Market Sale Information

Recording/Sale Date:	09/21/1993 /	1st Mtg Amount/Type:	\$360,000 / CONV
Sale Price:	\$450,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	/
Document #:	1838715	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$120.00
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:	AMERICAN SVGS BK		
Seller Name:	AMERICAN SVGS BK		

Prior Sale Information

Prior Rec/Sale Date:	05/27/1992 / 05/1992	Prior Lender:	/
Prior Sale Price:	\$541,804	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	949787	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE DEED		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	3,750	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	11	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	WALL
Year Built / Eff:	1923 / 1931	Roof Type:		Style:	TUDOR
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	2.00	Roof Material:	ROLL COMPOSITION	Condition:	AVERAGE
Other Improvements:	FENCE;ADDITION;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	8,938	Lot Width/Depth:	60 x 145	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$623,921	Assessed Year:	2014	Property Tax:	\$7,863.62
Land Value:	\$369,918	Improved %:	41%	Tax Area:	67
Improvement Value:	\$254,003	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$616,921				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

834 S TREMAINE AVE, LOS ANGELES, CA 90005-3849

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	\$450,000	\$1,500,000	\$2,900,000	\$2,082,833
Bldg/Living Area	3,750	3,235	3,822	3,532
Price/Sqft	\$120.00	\$423.97	\$896.45	\$601.36
Year Built	1923	1924	1928	1926
Lot Area	8,938	10,500	16,861	12,795
Bedrooms	5	4	5	5
Bathrooms/Restrooms	3	3	4	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$623,921	\$1,004,540	\$2,027,000	\$1,421,586
Distance From Subject	0.00	0.15	0.50	0.35

*= 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											
<input checked="" type="checkbox"/>			834 S TREMAINE AVE	\$450,000	1923	5	3	09/21/1993	3,750	8,938	0.0
Comparables											
<input checked="" type="checkbox"/>	1		800 S HIGHLAND AVE	\$1,848,500	1927	5	3	07/30/2014	3,822	11,024	0.15
<input checked="" type="checkbox"/>	2		464 S HIGHLAND AVE	\$1,500,000	1928	4	4	09/26/2014	3,538	10,500	0.4
<input checked="" type="checkbox"/>	3		133 FREMONT PL	\$2,900,000	1924	5	4	02/04/2015	3,235	16,861	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

834 S TREMAINE AVE, LOS ANGELES, CA 90005-3849**3 Comparable(s) Selected.**

Report Date: 04/16/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$450,000	\$1,500,000	\$2,900,000	\$2,082,833
Bldg/Living Area	3,750	3,235	3,822	3,532
Price/Sqft	\$120.00	\$423.97	\$896.45	\$601.36
Year Built	1923	1924	1928	1926
Lot Area	8,938	10,500	16,861	12,795
Bedrooms	5	4	5	5
Bathrooms/Restrooms	3	3	4	4
Stories	2.00	2.00	2.00	2.00
Total Value	\$623,921	\$1,004,540	\$2,027,000	\$1,421,586
Distance From Subject	0.00	0.15	0.50	0.35

* = user supplied for search only

Comp #:1		Distance From Subject:0.15 (miles)	
Address: 800 S HIGHLAND AVE, LOS ANGELES, CA 90036-4927			
Owner Name: CAVES-LEWIS TRUST			
Seller Name: HILL FLIGHT SUPPORT LLC			
APN: 5084-001-009	Map Reference: 43-B2 /	Living Area: 3,822	
County: LOS ANGELES, CA	Census Tract: 2161.00	Total Rooms: 9	
Subdivision: 4712	Zoning: LAR1	Bedrooms: 5	
Rec Date: 07/30/2014	Prior Rec Date: 02/28/2008	Bath(F/H): 3 /	
Sale Date: 07/01/2014	Prior Sale Date: 01/22/2008	Yr Built/Eff: 1927 / 1927	
Sale Price: \$1,848,500	Prior Sale Price: \$1,625,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 786130	Acres: 0.25	Fireplace: Y / 2	
1st Mtg Amt: \$1,000,000	Lot Area: 11,024	Pool:	
Total Value: \$1,233,217	# of Stories: 2.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.4 (miles)	
Address: 464 S HIGHLAND AVE, LOS ANGELES, CA 90036-3531			
Owner Name: DRAPER DAVID/FENTON ROGER			
Seller Name: TEZO INC			
APN: 5507-014-011	Map Reference: 34-B5 /	Living Area: 3,538	
County: LOS ANGELES, CA	Census Tract: 2110.00	Total Rooms: 8	
Subdivision: 6388	Zoning: LAR1	Bedrooms: 4	
Rec Date: 09/26/2014	Prior Rec Date: 05/24/2013	Bath(F/H): 4 /	
Sale Date: 09/04/2014	Prior Sale Date: 05/13/2013	Yr Built/Eff: 1928 / 1928	
Sale Price: \$1,500,000	Prior Sale Price: \$1,000,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 1018645	Acres: 0.24	Fireplace: Y / 1	
1st Mtg Amt: \$625,000	Lot Area: 10,500	Pool:	
Total Value: \$1,004,540	# of Stories: 2.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.5 (miles)	
Address: 133 FREMONT PL, LOS ANGELES, CA 90005-3868			
Owner Name: KIM JAE H & HYANG O			
Seller Name: MOON OK I			
APN: 5090-015-036	Map Reference: 43-C2 /	Living Area: 3,235	
County: LOS ANGELES, CA	Census Tract: 2127.02	Total Rooms: 5	
Subdivision: 89	Zoning: LARE11	Bedrooms: 5	
Rec Date: 02/04/2015	Prior Rec Date: 11/10/2004	Bath(F/H): 4 /	
Sale Date: 12/30/2014	Prior Sale Date: 10/15/2004	Yr Built/Eff: 1924 / 1926	
Sale Price: \$2,900,000	Prior Sale Price: \$1,926,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 125396	Acres: 0.39	Fireplace: /	
1st Mtg Amt: \$2,000,000	Lot Area: 16,861	Pool:	
Total Value: \$2,027,000	# of Stories: /	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: DAVID MATSON

Date: April 21, 2015

JOB ADDRESS: 834 SOUTH TREMAINE AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5090-004-012

CASE#: 499728

ORDER NO: A-3257818

EFFECTIVE DATE OF ORDER TO COMPLY: May 20, 2013

COMPLIANCE EXPECTED DATE: June 19, 2013

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3257818

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

COFFEE, CARLA
834 S TREMAINE AVE
LOS ANGELES, CA 90005

MAY 23 2013

EG

CASE #: 499728
ORDER #: A-3257818
EFFECTIVE DATE: May 20, 2013
COMPLIANCE DATE: June 19, 2013

OWNER OF
SITE ADDRESS: 834 S TREMAINE AVE
ASSESSORS PARCEL NO.: 5090-004-012
ZONE: R1; One-Family 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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) **WILL BE BILLED TO THE PROPERTY OWNER** as it appears on the last equalized assessment roll. 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. The approximate 10' x 20' addition and stairs located at the rear of the garage were constructed without the required permits and approvals.

You are therefore ordered to: Demolish and remove the unapproved construction or obtain all required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The attic conversion above the garage was constructed without the required permits and approvals.

You are therefore ordered to: Demolish and remove the unapproved construction or obtain the required permits and approvals.

Code Section(s) in Violation: 91.8105, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

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

You are therefore ordered to: Provide/maintain required off-street parking.

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

CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org



4. Plumbing work was performed in the garage without the required permits and approvals

You are therefore ordered to: 1) Demolish and remove the unapproved plumbing or obtain the required permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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 98.041 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.

APEAL 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)252-3035.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: May 20, 2013


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035
John.Mattillo@lacity.org


REVIEWED BY