

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

March 12, 2015

Council District: # 15

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

JOB ADDRESS: **1661 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-002-018**

On May 30, 2012 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: **1661 East 109th Street, 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 April 30, 2012 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)	974.30
Title Report fee	42.00
Grand Total	\$ 4,187.86

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 **\$4,187.86** 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 **\$4,187.86** 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

for *Signature of Steve Ongele*
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. T10825
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6069-002-018

Property Address: 1661 E 109TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: KARLA IBARRA, SPOUSE OF GRANTOR

Grantee: LUIS ALFONSO IBARRA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 001473390

Book/Page: N/A

Dated: 09/07/2000

Recorded: 09/20/2000

MAILING ADDRESS: LUIS ALFONSO IBARRA,
1661 EAST 109TH STREET, LOS ANGELES, CA 90059

SCHEDULE B

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 113, OF THE F.E. RAMSATH TRACT NO.2, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5 PAGE 61 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EAST OF THE EASTERLY LINE OF THE PROPERTY CONVEYED TO THE PACIFIC ELECTRIC LAND CO., BY WRIGHT AND CALLENDER COMPANY, BY DEED DATED SEPTEMBER 11, 1911, RECORDED IN BOOK 4687 PAGE 275 OF DEEDS, RECORDS OF SAID COUNTY.

PARCEL 2:

THAT PART OF LOT 300 OF THE ALTON TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER AMENDED MAP THEREOF, RECORDED IN BOOK 11 PAGE 181 OF MAPS, LYING EASTERLY AND SOUTHERLY OF THE SOUTHEASTERLY LINE OF THE RIGHT OF WAY GRANTED TO THE PACIFIC ELECTRIC LAND COMPANY, A CORPORATION, BY DEED RECORDED IN BOOK 4679 PAGE 237 OF DEEDS, THE SOUTHEASTERLY LINE OF SAID RIGHT OF WAY

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. T10825

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: LUIS ALFONSO IBARRA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: INDYMAC BANK, F.S.B.

Trustee: FIDELITY NATIONAL TITLE COMPANY

Instrument: 001473391

Book/Page: N/A

Amount: \$93,600.00

Open Ended: NO

Dated: 09/07/2000

Recorded: 09/20/2000

Maturity Date: 10/01/2030

MAILING ADDRESS: INDYMAC BANK, F.S.B. 155 N LAKE AVE, PASADENA, CA 91101

MAILING ADDRESS: FIDELITY NATIONAL TITLE COMPANY, 301 EAST OCEAN BLVD. #600, LONG BEACH, CA 90802.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INDYMAC FEDERAL BANK, FSB SUCCESSOR TO INDYMAC BANK, F.S.B. (ASSIGNOR) TO ONE WEST BANK, FSB, (ASSIGNEE), DATED 03/12/2010 RECORDED 03/29/2010 AS INSTRUMENT NO. 20100424342

MAILING ADDRESS: ONE WEST BANK, FSB, C/O NTC 2100 ALT, 19 NORTH PALM HARBOR, FL 34683.

MAILING ADDRESS: FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FRO INDYMAC FEDERAL BANK, FSB SUCCESSOR TO INDYMAC BANK, F.S.B. 6900 BEATRICE DR, KALAMAZOO, MI 49009.

MAILING ADDRESS: ONE WEST BANK, FSB, 888 E. WALNUT STREET, PASADENA, CA 91101.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM ONEWEST BANK, FSB. (ASSIGNOR) TO OCWEN LOAN SERVICING, LLC, (ASSIGNEE), DATED 10/11/2003 RECORDED 10/24/2013 AS INSTRUMENT NO. 20131522937.

MAILING ADDRESS: ONEWEST BANK, FSB, C/O NTC 2100 ALT. 19 NORTH PALM HARBOR, FL 34683.

MAILING ADDRESS: ONE WEST BANK, FSB, 888 E. WALNUT STREET, PASADENA, CA 91101.

MAILING ADDRESS: OCWEN LOAN SERVICING, LLC, 3451 HAMMOND AVENUE, WATERLOO, IA 50702.

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 11/06/2012 RECORDED 11/30/2012, AS INSTRUMENT NO. 20121836179

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

MAILING ADDRESS: IBARRA LUIS A, 1661 E 109TH ST, LOS ANGELES CA 90059

Fidelity National Title Company

RECORDING REQUESTED BY:

Re/Max Teamwork Realty Escrow Division

Escrow No. 1613-RF

Title Order No. 19057030 *GH*When Recorded Mail Document
and Tax Statement To:

Luis Alfonso Ibarra

1661 East 109th Street

Los Angeles, CA 90059

00 1473390

APN: 6069-002-018

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 City Transfer Tax is \$0.00

☐ 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, Karla Ibarra, spouse of grantor

hereby GRANT(S) to **Luis Alfonso Ibarra**, a married man as his sole and separate property

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

County of Los Angeles, State of California:

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

"This conveyance establishes sole and separate property of spouse, R&T 11911."

DATED: September 7, 2000

STATE OF CALIFORNIA

COUNTY OF Los AngelesON Sept 8 2000 before me,Silviana Gomez personally appearedKarla IbarraKarla Ibarra
Karla Ibarra

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 Silviana Gomez

Fidelity National Title Company

RECORDING REQUESTED BY:

IndyMac Bank, F.S.B.

AND WHEN RECORDED MAIL TO:

IndyMac Bank, F.S.B.

155 N Lake Ave, Pasadena, CA 91101

00 1473391

19057030

DEED OF TRUST

Loan Number: 719810

Parcel Number: 6069-002-018

THIS DEED OF TRUST ("Security Instrument") is made on **September 7, 2000**
LUIS ALFONSO IBARRA, A MARRIED MAN AS HIS SOLE AND SEPARATE
PROPERTY

The trustor is

("Borrower"). The trustee is **FIDELITY NATIONAL TITLE COMPANY, 301 EAST OCEAN BLVD. #600, LONG BEACH, CA 90802**

("Trustee"). The beneficiary is **IndyMac Bank, F.S.B.**

a federally chartered savings bank

which is organized and existing under the laws of **United States of America**address is **155 N Lake Ave, Pasadena, CA 91101**

, and whose

("Lender"). Borrower owes Lender the principal sum of

Ninety three thousand six hundred and 00/100

Dollars (U.S. \$93,600.00).

This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on **October 1, 2030**

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in **LOS ANGELES** County, California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A"which has the address of **1661 EAST 109TH STREET****LOS ANGELES**

[City],

CALIFORNIA 90059

[Zip Code] ("Property Address");

[Street]

CALIFORNIA-Single Family-FNMA/FHLMC UNIFORM**INSTRUMENT Form 3005 9/90****AMENDED 12/93****VMP MORTGAGE FORMS - (800)521-7291**Initials: L.F.

therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

23. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. **Request for Notices.** Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

26. **Riders to this Security Instrument.** If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument.

[Check applicable box(es)]

- | | | |
|--|--|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> Graduated Payment Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Biweekly Payment Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Rate Improvement Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> V.A. Rider | <input checked="" type="checkbox"/> Other(s) [specify] Legal Description | |

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

Luis Ibarra (Seal)
LUIS ALFONSO IBARRA -Borrower

____ (Seal)
____ -Borrower

____ (Seal) ____ (Seal)
____ -Borrower ____ -Borrower

State of California

County of LOS ANGELES

} ss.

On SEPT 8, 2000

before me, SILVIANA GOMEZ

personally appeared

LUIS ALFONSO IBARRA

, 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.

Silviana Gomez (Seal)

Loan Number: 719810

12MP-6H(CA) (9806)



Page 6 of 6

Form 3005 9/90

00 1473391

[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
OneWest Bank, FSB
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683



Loan #: 719810

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INDYMAC FEDERAL BANK, FSB, SUCCESSOR TO INDYMAC BANK, F.S.B., WHOSE ADDRESS IS 6900 BEATRICE DR., KALAMAZOO, MI 49009, (ASSIGNOR), by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to OneWest Bank, FSB, WHOSE ADDRESS IS 888 E. WALNUT STREET, PASADENA, CA 91101, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed made by LUIS ALFONSO IBARRA and recorded on 09/20/2000 as Inst# 00 1473391 in Book , Page in the office of the LOS ANGELES County Recorder, California.

Property more commonly known as: 1661 109TH ST E, LOS ANGELES, CA 90059

This assignment is made without recourse, representation or warranty, express or implied, by the FDIC in any capacity.

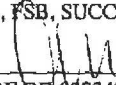
Dated: 03/12/2010

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INDYMAC FEDERAL BANK, FSB, SUCCESSOR TO INDYMAC BANK, F.S.B.

By: 
BRYAN BLY ATTORNEY-IN-FACT

STATE OF FLORIDA COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 12th day of March in the year 2010 by BRYAN BLY, well known to me to be the ATTORNEY-IN-FACT of FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER FOR INDYMAC FEDERAL BANK, FSB, SUCCESSOR TO INDYMAC BANK, F.S.B., a corporation, on behalf of the corporation.


CRYSTAL MOORE DD 927242 Notary Public

My Commission expires: 09/23/2013

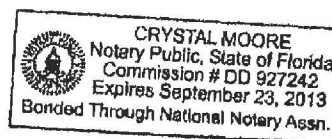
Prep by: Jessica Fretwell/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152

OWBAS 11250152 CJ2470371



11250152

form5/FRMCA1



[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.

[AND WHEN RECORDED MAIL TO]
One West Bank, FSB
C/O NTC 2100 Alt. 19 North
Palm Harbor, FL 34683

Loan No 1001000122
Mips Loan Number 719810
New Servicer Loan No 7196335579
Investor Loan No 1675329132



CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, ONEWEST BANK, FSB, WHOSE ADDRESS IS 388 E. WALNUT STREET, PASADENA, CA, 91101, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to OCWEN LOAN SERVICING, LLC, WHOSE ADDRESS IS 3451 HAMMOND AVENUE, WATERLOO, IA 50702 (319)236-5291, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by LUIS ALFONSO IBARRA and recorded on 09/20/2000 as Instrument # 00 1473391, in Book , Page in the office of the LOS ANGELES County Recorder, CA.

Dated on OCT 11 2013 (MM/DD/YYYY)
ONEWEST BANK, FSB

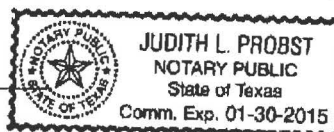
By: [Signature] Greg Warner
Vice President

ACKNOWLEDGEMENT

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, a Notary Public, on OCT 11 2013 (MM/DD/YYYY), personally appeared Greg Warner, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the same for the purposes and consideration therein expressed.

[Signature]
Judith L. Probst
Notary Public - State of TEXAS
Commission expires: JAN 30 2015



Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
OWBAV 21564762 - OCWEN_FNMA CJ5578224 T0713103813 [C] FORM5\FRMCA1



D0003795112

2

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

Department of Building and Safety
Financial Services Division
201 N. Figueroa St., 9th Floor
Los Angeles, CA 90012



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5522066)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

AMENDED PLAT OF A PORTION OF ALTON TRACT 300 1 M B 11-181

AMENDED PLAT OF A PORTION OF ALTON TRACT 301 1 M B 11-181

F. E. RAMSAUR TRACT NO. 2 113 4 M B 5-61

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6069-002-018
AKA 1661 E 109TH ST
LOS ANGELES

Owner:

3

IBARRA LUIS A
1661 E 109TH ST
LOS ANGELES CA,90059

DATED: This 06th Day of November, 2012

CITY OF LOS ANGELES


By 
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **1661 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-002-018**

Date: **March 12, 2015**

Last Full Title: **09/24/2014**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- | | | |
|-----|--|------------------------------|
| 1). | LUIS ALFONSO IBARRA
1661 EAST 109 TH ST.
LOS ANGELES, CA. 90059-1207 | CAPACITY: OWNER |
| 2). | INDYMAC BANK, FSB
155 NORTH LAKE AVE.
PASADENA, CA. 91101 | CAPACITY: INTERESTED PARTIES |
| 3). | FIDELITY NATIONAL TITLE CO.
301 EAST OCEAN BLVD., #600
LONG BEACH, CA. 90802 | CAPACITY: INTERESTED PARTIES |
| 4). | ONE WEST BANK, FSB
C/O NTC 2100
ALT 19 NORTH
PALM HARBOR, FL. 34683 | CAPACITY: INTERESTED PARTIES |
| 5). | FEDERAL DEPOSIT INSURANCE CORP.
SUCCESSOR TO INDYMAC BANK, FSB
6900 BEATRICE DR.
KALAMAZOO, MI. 49009 | CAPACITY: INTERESTED PARTIES |
| 6). | ONE WEST BANK, FSB
888 EAST WALNUT ST.
PASADENA, CA. 91101 | CAPACITY: INTERESTED PARTIES |
| 7). | OCWEN LOAN SERVICING, LLC
3451 HAMMOND AVE.
WATERLOO, IA. 50702 | CAPACITY: INTERESTED PARTIES |

Property Detail Report

For Property Located At :
1661 E 109TH ST, LOS ANGELES, CA 90059-1207



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **IBARRA LUIS A**
 Mailing Address: **1661 E 109TH ST, LOS ANGELES CA 90059-1207 C032**
 Vesting Codes: **// SE**

Location Information

Legal Description: **LOT COM W ON N LINE OF 109TH ST 10 FT FROM SE COR OF LOT 300 TH N TO N LINE OF SD LOT TH W THEREON TO SE LINE OF SP RR R/W TH SW THEREON TO SD N LINE TH E ON SD N LINE TO BEG POR OF LOT 113 TRACT**
LOS ANGELES, CA
 County: **LOS ANGELES, CA** APN: **6069-002-018**
 Census Tract / Block: **2427.00 / 5** Alternate APN:
 Township-Range-Sect: Subdivision: **E RAMSAUR 02**
 Legal Book/Page: Map Reference: **58-D4 /**
 Legal Lot: **300** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **C37** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **09/20/2000 / 09/07/2000** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **1473391**
 Document #: **1473390**

Last Market Sale Information

Recording/Sale Date: **10/01/1999 / 09/17/1999** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: **1881428** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:

Title Company:
 Lender:
 Seller Name: **BATRES MOISES R**

Prior Sale Information

Prior Rec/Sale Date: **01/22/1999 / 07/13/1998** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **105662** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	602	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:	1925 / 1950	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LAR2	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,680	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:	\$140,412	Assessed Year:	2014	Property Tax:	\$2,041.88
Land Value:	\$102,178	Improved %:	27%	Tax Area:	460
Improvement Value:	\$38,234	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$140,412				

Comparable Sales Report

Document #:	1146977	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$112,500	Lot Area:	3,251	Pool:	
Total Value:	\$7,948	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4	Distance From Subject:			0.38 (miles)
Address:	1377 E 109TH ST, LOS ANGELES, CA 90059-1111				
Owner Name:	CORDOVA CLEMENTINA V				
Seller Name:	JORDANOV ZWETKO S & BETTY				
APN:	6070-002-022	Map Reference:	58-D4 /	Living Area:	650
County:	LOS ANGELES, CA	Census Tract:	2420.00	Total Rooms:	4
Subdivision:	ALTON	Zoning:	LAR2	Bedrooms:	2
Rec Date:	10/21/2014	Prior Rec Date:	03/12/1999	Bath(F/H):	1 /
Sale Date:	09/10/2014	Prior Sale Date:	03/02/1999	Yr Built/Eff:	1924 / 1924
Sale Price:	\$209,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1110817	Acres:	0.18	Fireplace:	/
1st Mtg Amt:	\$188,000	Lot Area:	7,673	Pool:	
Total Value:	\$132,550	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	NONE

Comp #:	5	Distance From Subject:			0.46 (miles)
Address:	10729 HICKORY ST, LOS ANGELES, CA 90059-1319				
Owner Name:	TORRES JUAN E				
Seller Name:	ARREDONDO SIMON				
APN:	6068-002-024	Map Reference:	58-E4 /	Living Area:	560
County:	LOS ANGELES, CA	Census Tract:	2430.00	Total Rooms:	
Subdivision:	5432	Zoning:	LAR1	Bedrooms:	1
Rec Date:	10/21/2014	Prior Rec Date:	03/12/2012	Bath(F/H):	1 /
Sale Date:	10/03/2014	Prior Sale Date:	03/06/2012	Yr Built/Eff:	1927 / 1927
Sale Price:	\$165,000	Prior Sale Price:	\$95,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1106408	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$162,011	Lot Area:	5,203	Pool:	
Total Value:	\$97,339	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **1661 EAST 109TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6069-002-018**

Date: March 12, 2015

CASE#: 455807
ORDER NO: A-2997354

EFFECTIVE DATE OF ORDER TO COMPLY: **April 30, 2012**
COMPLIANCE EXPECTED DATE: **May 30, 2012**
DATE COMPLIANCE OBTAINED: **April 30, 2014**

.....

LIST OF IDENTIFIED CODE VIOLATIONS **(ORDER TO COMPLY)**

VIOLATIONS:

SEE ATTACHED ORDER # A-2997354

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIELOS
VICTOR H. CUEVAS
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

SUBSTANDARD ORDER AND NOTICE OF FEE

IBARRA, LUIS
1654 E. 109TH ST.
LOS ANGELES, CA. 90059

CASE #: 455807
ORDER #: A-2997354
EFFECTIVE DATE: April 30, 2012
COMPLIANCE DATE: May 30, 2012

OWNER OF

SITE ADDRESS: 1661 E 109TH ST
ASSESSORS PARCEL NO.: 6069-002-018
ZONE: R2; Two Family Zone

MAILED
4/30/12

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:

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

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy.

You are therefore ordered to: 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies. 2) Demolish and remove all construction work performed and return the property to its permitted state.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 12.09A, 12.21A.1.(a) of the L.A.M.C.

Comments: Unapproved two buildings in required rear/side yard.

4-30-12



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

2. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Remove or obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Two unpermitted dwellings/units.

3. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Remove or obtain required permits and make plumbing comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Two unpermitted dwellings/units.

4. The approximate 20' x 12' construction of a patio to the Single Family Dwelling was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

5. The approximate 45' x 25' construction and approximate 20' x 12' construction of a two dwellings/units was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Required rear/side yard.

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

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 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (310)732-4531.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: April 23, 2012

MARIAN PODPORA
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4531

REVIEWED BY