

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATEILOS
PRESIDENT

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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

May 18, 2015

Council District: # 4

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

JOB ADDRESS: **816 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5089-012-004**

On June 08, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **816 South Spaulding 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.

Pursuant to Section 98.0421, the property owner was issued an order May 09, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

| <u>Description</u> | <u>Amount</u> |
|---------------------------------------|--------------------|
| Non-Compliance Code Enforcement fee | \$ 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) | 1,431.01 |
| Title Report fee | 42.00 |
| Grand Total | \$ 4,644.57 |

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 **\$4,644.57** 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 **\$4,644.57** 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

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T11203
 Dated as of: 03/25/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5089-012-004

Property Address: 816 S SPAULDING AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed
 Grantee : Dan Trapp and Jeannine Trapp, as trustees of the Trapp Trust UDT August 24, 1983
 Grantor : Dan Trapp, a married man as his sole and separate property
 Deed Date : 5/9/2014 Recorded : 5/14/2014
 Instr No. : 20140501074

MAILING ADDRESS: Dan Trapp and Jeannine Trapp, as trustees of the Trapp Trust UDT
 110 East 9th Street, Suite A753, Los Angeles, CA 90079.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California, described as: Lot 14 Tract 6421, in the City of Los Angeles, as per map recorded in Book 70, Pages 92 and 93 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5089-012-004

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 : \$550,000.00 Dated : 11/26/2004
 Trustor : Dan Trapp
 Trustee : California Reconveyance Company

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. T11203

SCHEDULE B (Continued)

Beneficiary : Washington Mutual Bank, FA, a Federal Association
Recorded : 12/2/2004 **Instr No. :** 04 3113123
Maturity Date is: 12/1/2034

MAILING ADDRESS: Washington Mutual Bank, FA, 400 East Main Street Stockton, CA 95290.

MAILING ADDRESS: California Reconveyance Company, Not Shown

Assignment of the above referenced security instrument is as follows:

Assignee : JPMorgan Chase Bank, National Association
Recorded : 3/12/2015 **Instr No. :** 20150271929

MAILING ADDRESS: JPMorgan Chase Bank, National Association, C/O Nationwide Title Clearing Inc.,
2100 Alt. 19 North, Palm Harbor, FL 34683.

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

Amount : \$250,000.00 **Dated :** 9/23/2005

Trustor : Dan Trapp

Trustee : T.D. Service Company, a California Corporation

Beneficiary : Lockheed Federal Credit Union

Recorded : 9/30/2005 **Instr No. :** 05 2365488

Maturity Date is: 10/1/2020

MAILING ADDRESS: T.D. Service Company, a California corporation, Not shown

MAILING ADDRESS: Lockheed Federal Credit Union, P.O. Box 6759, Burbank, California 91510.

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

Amount : \$250,000.00 **Dated :** 6/29/2006

Trustor : Dan Trapp and Linda Trapp

Trustee : Optima, a California Corporation

Beneficiary : Washington Mutual Bank, a Federal Association

Recorded : 8/9/2006 **Instr No. :** 06 1772230

Maturity Date is: 6/29/2036

MAILING ADDRESS: Optima, a California corporation,
1700 Carnegie Avenue, Suite 200, Santa Ana, CA 92705.

MAILING ADDRESS: Washington Mutual Bank, a federal association,
2273 N Green Valley Parkway, Suite Number 14, Henderson, NV 89014.

Type of Document: A claim of lien for the amount shown and any other amounts due.

Claimant : Department of Building and Safety Financial Services Division

Recorded : 9/16/2011 **Instr No. :** 20111263949

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. T11203

SCHEDULE B (Continued)

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

MAILING ADDRESS: *Dan Trapp, 617 S Olive St STE 910, Los Angeles, CA 90014*

Type of Document: *An abstract of judgment for the amount shown below and other amounts due:*

Debtor : *Dan Trapp*

Creditor : *Department of Building and Safety Code Enforcement Bureau*

Date Entered : *1/13/2012*

County : *Los Angeles*

Returned To

Recorded : *1/13/2012*

Instr No. : *20120066295*

MAILING ADDRESS: *Department of Building and Safety Code Enforcement Bureau,
3550 Wilshire Blvd., Suite 1800, Los Angeles, CA 90010*

MAILING ADDRESS: *Dan Trapp, 617 S Olive St STE 910, Los Angeles, CA 90014*

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

03 2132984

DAN TRAPP
617 S. OLIVE STREET, SUITE 910
LOS ANGELES, CA 90014

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

GRANT DEED

A.P.N. #5089-012-004

TRANSFER TAX
NOT A PUBLIC RECORD

44

THE UNDERSIGNED GRANTORS DECLARE(S):

DOCUMENTARY TRANSFER TAX NOT SHOWN PURSUANT TO SECTION 11932 OF THE REVENUE AND TAXATION CODE, AS AMENDED

FOR VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

CHERYL R. BAUMGARDNER-TURNER WHO ACQUIRED TITLE AS CHERYL R. BAUMGARDNER, AS TO AN UNDIVIDED 50 PERCENT INTEREST AND STEVEN N. KURTZ AND SONDR A B. KURTZ, AS TRUSTEES OF THE S & S FAMILY LIVING TRUST DATED MARCH 27, 2003, WHO ACQUIRED TITLE AS STEVEN N. KURTZ AND SANDRA B. KURTZ, AS TRUSTEES OF THE S & S FAMILY LIVING TRUST DATED MARCH 27, 2003 AS TO AN UNDIVIDED 50 PERCENT INTEREST

HEREBY GRANT(S) TO:

DAN TRAPP, 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: LOT 14 OF TRACT 6421, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 70 PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

03 2132984

4

GRANT DEED (CONTINUED)

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS GRANT DEED TO BE EXECUTED AS OF THE 25 DAY OF JUNE, 2003.

SIGNATURE OF GRANTOR

CHERYL R. BAUMGARDNER-TURNER WHO ACQUIRED TITLE AS CHERYL R. BAUMGARDNER, AS TO AN UNDIVIDED 50 PERCENT INTEREST

CHERYL R. BAUMGARDNER-TURNER

STEVEN N. KURTZ AND SONDR A. KURTZ, AS TRUSTEES OF THE S & S FAMILY LIVING TRUST DATED MARCH 27, 2003, WHO ACQUIRED TITLE AS STEVEN N. KURTZ AND SANDRA B. KURTZ, AS TRUSTEES OF THE S & S FAMILY LIVING TRUST DATED MARCH 27, 2003 AS TO AN UNDIVIDED 50 PERCENT INTEREST

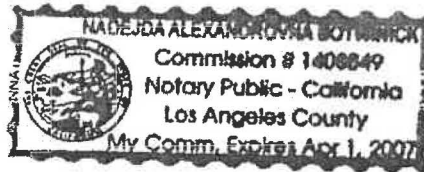
BY: [Signature]
STEVEN N. KURTZ, TRUSTEE

BY: [Signature]
SONDRA B. KURTZ, TRUSTEE

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

SS.



ON June 25, 2003, BEFORE ME Nadejda Botwinick THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Steve Kurtz and Sondra Kurtz

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME 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 OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Nadejda Botwinick

GENERAL ACKNOWLEDGMENT

5

STATE OF California }
COUNTY OF Los Angeles }

03 2152984

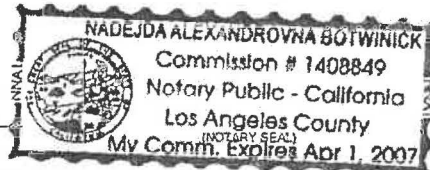
On July 11th, 2003 before me, Nadejda Botwinick

_____ personally appeared _____
Steven Kurtz and Sonoha Kurtz

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 Nadejda Botwinick

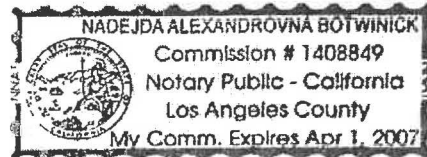


ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Grant Deed
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

GENERAL ACKNOWLEDGMENT



STATE OF California }
COUNTY OF Los Angeles }

On July 11th, 2003 before me, Nadejda Botwinick

_____ personally appeared _____
Steven Kurtz and Sondro Kurtz

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 Nadejda Botwinick

(FOR NOTARY SEAL OR STAMP)

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it could prevent fraudulent attachment of this certificate to another document.

THIS CERTIFICATE **MUST** BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT.

Title of Document Type Grant Deed
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

RECORDING REQUESTED BY:

AND WHEN RECORDED, MAIL TO:

03 2132985

DAN TRAPP
617 S. OLIVE STREET, SUITE 910
LOS ANGELES, CA 90014

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

SPACE ABOVE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ -0-*

() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED, OR

() COMPUTED ON FULL VALUE, LESS VALUE OF LIENS AND

ENCUMBRANCES REMAINING AT TIME OF SALE.

() UNINCORPORATED AREA: (X) CITY OF: LOS ANGELES AND, FOR A VALUABLE
CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

LINDA TRAPP, A MARRIED WOMAN AND SPOUSE OF THE GRANTEE HEREIN

HEREBY REMISES, RELEASES AND QUITCLAIMS TO:

DAN TRAPP, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF CITY OF LOS ANGELES, COUNTY
OF LOS ANGELES, STATE OF CALIFORNIA: LOT 14 TRACT 6421, IN THE CITY OF LOS ANGELES, AS
PER MAP RECORDED IN BOOK 70, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY
RECORDER OF SAID COUNTY.

APN: 5089-012-004

**THIS CONVEYANCE ESTABLISHES THE SOLE AND SEPARATE PROPERTY OF A SPOUSE, R & T
11911. THIS DEED IS GIVEN TO CARRY OUT THE MUTUAL DESIRE AND AGREEMENT OF THE
PARTIES HERETO, THAT SAID PROPERTY SHALL BECOME VESTED IN THE GRANTEE HEREIN AS
(HIS/HER) SOLE AND SEPARATE PROPERTY.*

03 2132985

QUITCLAIM DEED (CONTINUED)

IN WITNESS WHEREOF, THE GRANTOR HAS CAUSED THIS QUITCLAIM DEED TO BE EXECUTED AS OF THE 23 DAY OF July, 2003.

SIGNATURE OF GRANTOR

Linda Trapp
LINDA TRAPP

NOTARY ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS.

ON July 23, 2003, BEFORE ME Kim E. Guajardo THE UNDERSIGNED A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED

Linda Trapp

PERSONALLY KNOWN TO ME OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL.

Kim E. Guajardo



12/2/04

SECURITY UNION TITLE

2

RECORDING REQUESTED BY

04 3113122

Escrow No 2681-AV
Title Order No 40031741

When Recorded Mail Document
and Tax Statement To.
Mr Dan Trapp
617 South Olive Street Suite 910
Los Angeles, CA 90014

APN 4422-031-013

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary 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

"This conveyance confirms a change of name, and the grantor and grantee are the same party. R & T 11911"

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

Dan Trapp, a married man, as his sole and separate property who acquired title as Dan C Trapp, a married man as his sole and separate property/

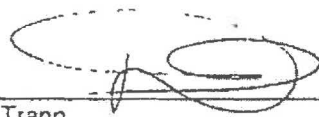
hereby GRANT(S) to Dan Trapp, A Married Man as his Sole and Separate Property

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lot 14 of Tract 6421, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 70 pages 92 and 93 of maps, in the office of the County Recorder of said County

DATED November 29, 2004



Dan Trapp

STATE OF CALIFORNIA

COUNTY OF LOS Angeles

ON November 27, 2004 before me,
Georgina Hernandez Lopez personally appeared

Dan Trapp

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



Witness my hand and official seal.

Signature 

MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY:

AND WHEN RECORDED MAIL TO:

The Trapp Trust UDT 8/24/1983
110 East 9th Street, Suite A753
Los Angeles, CA 90079

MAIL TAX STATEMENTS TO:

SAME AS ABOVE



THIS SPACE FOR RECORDER'S USE ONLY:

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY 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 AND

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

Dan Trapp, a married man as his sole and separate property

hereby GRANT(s) to:

Dan Trapp and Jeannine Trapp, as trustees of the Trapp Trust UDT August 24, 1983

The following described real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

Lot 14 Tract 6421, in the City of Los Angeles, as per map recorded in Book 70, Pages 92 and 93 of Maps, in the Office of the County Recorder of said County.

APN#: 5089-012-004


DATE: May 9, 2014

PLEASE SEE PAGE TWO FOR GRANTOR'S SIGNATURE.

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

GRANT DEED - PAGE TWO

GRANTOR'S SIGNATURE:



Dan Trapp

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)SS

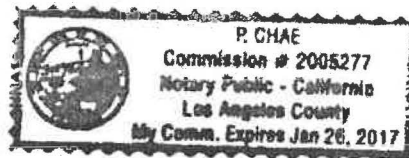
On MAY 9, 2014 before me, P. CHAE, a Notary Public personally appeared, Dan Trapp, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized 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 within 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.



Notary Public



12/21/04

SECURITY UNION TITLE

04 3113123

2

AFTER RECORDING RETURN TO:

Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

SECURITY INSTRUMENT COVER SHEET

03-0641-068679827-3

40031741

| | |
|--|----|
| Please print or type information Document Title(s) (or transactions contained therein): | |
| 1. Deed of Trust | |
| Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials) | |
| 1. DAN TRAPP | |
| 2. | |
| 3. | |
| 4. | |
| 5. <input type="checkbox"/> Additional names on page _____ of document. | |
| Grantee/Beneficiary/Mortgagee(s) | |
| 1. Washington Mutual Bank, FA | |
| Legal Description (abbreviated: i.e. lot, block, plat or section, township, range) | |
| LOT 14 OF TRACT 6421, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGES 92 ADN 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. | |
| <input type="checkbox"/> Additional legal is on page _____ of document. | |
| Assessor's Property Tax Parcel/Account Number(s) | |
| 1. | 2. |
| 3. | 4. |
| This document prepared by: | |
| LIZETH CARTAGENA 9001 E FIRESTONE BLVD 2ND FL DOWNEY, CA 90241 | |

12/2/04

3

AFTER RECORDING RETURN TO.

Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

[Space Above This Line For Recording Data]

SECURITY UNION TITLE 40031741-W05

DEED OF TRUST

03-0641-068679827-3

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 November 26, 2004, together with all Riders to this document.

(B) "Borrower" is DAN TRAPP, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.

(E) "Note" means the promissory note signed by Borrower and dated November 26, 2004. The Note states that Borrower owes Lender Five Hundred Fifty Thousand & 00/100

Dollars (U.S \$ 550,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than December 1, 2034.

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

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

04. 3113123.

12/2/04

4

03-0641-068679827-3

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

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

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

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

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

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

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

04 3113123

12/2/04

5

03-0641-068679827-3

grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

LOT 14 OF TRACT 6421, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGES 92 ADN 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which currently has the address of 816 SOUTH SPAULDING AVE,
(Street)
LOS ANGELES, California 90036 ("Property Address")
(City) (Zip Code)

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property "

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

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

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

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

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

04 3113123

12/2/04

18

03-0641-068679827-3

24. 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. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them)

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

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

X 
DAN TRAPP

12/2/04

19

03-0641-068679827-3

(Space Below This Line For Acknowledgment)

State of CALIFORNIA)

County of Los Angeles) SS.

On Nov 26, 2004, before me, Georgina Hernandez

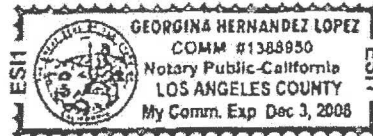
[Signature], a Notary Public in and for the State of California, personally appeared Dan Trapp

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

Notary Public in and for the State of California



[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING, INC.
[AND WHEN RECORDED MAIL TO]
JPMorgan Chase Bank, NA
C/O Nationwide Title Clearing, Inc.
2100 A9, 19 North
Palm Harbor, FL 34683

Loan #: 0686798273



CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, THE FEDERAL DEPOSIT INSURANCE CORPORATION, A CORPORATION ORGANIZED AND EXISTING UNDER AN ACT OF CONGRESS (FDIC), WHOSE ADDRESS IS 1601 BRYAN STREET, DALLAS, TX 75201, AND ACTING IN ITS RECEIVERSHIP CAPACITY AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, (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 right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 KANSAS LANE, MC 8000, MONROE, LA 71293 (666/256-8747, ITS SUCCESSORS AND ASSIGNS, ASSIGNEE).

Said Deed of Trust made by DAN TRAPP and recorded on 12/02/2004 as Book *n/a*, Page *n/a* and Instrument # 04 3113123 in the office of the LOS ANGELES County Recorder, CA.

Property is more commonly known as: 816 SOUTH SPAULDING AVE, LOS ANGELES, CA 90036

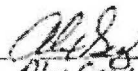
This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(D) of the Federal Deposit Insurance Act, 12 U.S.C. 51821 (d)(2)(G)(i)(D).

IN WITNESS WHEREOF, this Assignment is executed on 03 / 05 / 2015 (MM/DD/YYYY).

THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY-IN-FACT

By:


Alex Seiff
VICE PRESIDENT

JPCAS 25712028 -- WAMU T051S035613 [C-1] FRMCA1 JPCAS3



Loan #: 0686798273
@ (74, 161, 240)



ACKNOWLEDGEMENT

STATE OF LOUISIANA
PARISH OF OUACHITA

On 03 10 2015 (MM/DD/YYYY), before me appeared Alex Seay, to me personally known, who did say that he/she/they is/are the VICE PRESIDENT of THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, IT'S ATTORNEY-IN-FACT and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

TODD C SYLVESTER #062367

Notary Public - State of LOUISIANA
Commission expires: Upon My Death

TODD C SYLVESTER
NOTARY PUBLIC # 062367
OUACHITA PARISH LOUISIANA
MY COMMISSION IS FOR LIFE

Document Prepared By: Alex Seay, JPMorgan Chase Bank, N.A., 780 Kansas Lane, Suite A,
Monroe, LA, 712030, 800-401-6587

IPCAS 25712028 - WAMU T0515035613 [C 1] FRMCAL_IPCAS3



Stewart Title

9/30/05

2

Recording Requested By.
LOCKHEED FEDERAL CREDIT UNION

05 2365488

Return To.
LOCKHEED FEDERAL CREDIT UNION

P.O. BOX 6759
BURBANK, CALIFORNIA 91510

Prepared By.
MARGARITA VALDEZ
LOCKHEED FEDERAL CREDIT UNION
P.O. BOX 6759, BURBANK, CALIFORNIA 91510

LOAN NO.: 1418474324-407960700
ESCROW NO.:
TITLE NO.: 370272698
PARCEL NO.: 5089-012-004

DEED OF TRUST AND REQUEST FOR NOTICE OF DEFAULT

THIS DEED OF TRUST is made this 23RD day of SEPTEMBER, 2005, among the Trustor,
DAN TRAPP, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

5089-012-004

816 SOUTH SPAULDING AVENUE; LOS ANGELES, CALIFORNIA 90036
T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION

, whose address is
(herein "Borrower"),

(herein "Trustee"), and the Beneficiary,

LOCKHEED FEDERAL CREDIT UNION

existing under the laws of CALIFORNIA, a corporation organized and
P.O. BOX 6759; BURBANK, CALIFORNIA 91510, whose address is
(herein "Lender")

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants and
conveys to Trustee, in trust, with power of sale, the following described property located in the County of
LOS ANGELES, State of California:

LOT 14 OF TRACT 6421, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGES 92 AND 93 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which has the address of 816 SOUTH SPAULDING AVENUE [Street]
LOS ANGELES [City], California 90036 [ZIP Code] (herein "Property Address");
LOAN NO.: 1418474324-407960700 Initials

CALIFORNIA - SECOND MORTGAGE - 1/80 - FNMA/FHLMC UNIFORM INSTRUMENT

76(CA) (0207) 01

DOCPREP SERVICES, INC FORM - DOTCA2-6355

Page 1 of 7

VMP Mortgage Solutions (800)521-7291

Form 3805
Amended 9/99

ORIGINAL

9/30/05

7

NOTICE: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.


State of California
County of
On

_____, before me _____, personally appeared

_____, 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.

IN WITNESS WHEREOF, Borrower has executed this Deed of Trust.



DAN TRAPP (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

[Sign Original Only]

05 2365488

9/30/05

8

State of California

County of Los Angeles

On Sept 27, 2005

, before me

Sylvia Galaviz, Notary

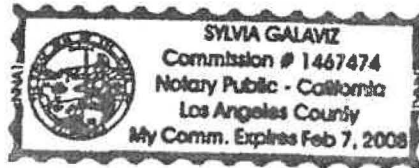
, personally appeared

DAN TRAPP

(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.

[Handwritten Signature]



05 2365488

2

Recording requested by and

06 1772230

When Recorded Mail to:
Optima Information Solutions
1700 Carnegie Avenue, Suite 200
Santa Ana, CA 92705
WAMU



WaMu Equity Plus™
DEED OF TRUST
Loan Number: 0744873159

THIS DEED OF TRUST is between:
DAN TRAPP

whose address is:
1368 CHAUTAUQUA BLVD PACIFIC PALISADES, CA 90272-2606
("Trustor"); Optima, a CALIFORNIA
corporation, the address of which is:
1700 Carnegie Ave Suite 200 Santa Ana, CA 92705

and its successors in trust and assigns ("Trustee"); and
Washington Mutual Bank, a federal association, which is organized and existing under the laws of
the United States of America and whose address is 2273 N Green Valley Parkway, Suite #14,
Henderson, NV 89014 ("Beneficiary") and its successors or assigns.

1. **Granting Clause.** Trustor hereby grants, bargains, sells and conveys to Trustee in
trust, with power of sale, the real property in LOS ANGELES County, California,
described below and all interest in it Trustor ever gets:

THE FOLLOWING DESCRIBED PROPERTY LOCATED IN THE CITY OF LOS ANGELES, COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

LOT 14 OF TRACT 6421, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE
OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 70 PAGES 92 AND 93 OF MAPS, IN THE
OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

WEEK ONLY: DAN TRAPP

Tax Parcel Number: 4422-031-013 together with all
insurance and condemnation proceeds related to it; all plumbing, lighting, air conditioning and
heating apparatus and equipment; and all fencing, blinds, drapes, floor coverings, built-in

6

0744873159

collected from Trustor which exceeded permitted limits will be refunded to Trustor. Beneficiary may choose to make this refund by reducing the principal owed or by making a direct payment. If a refund reduces the principal, the reduction will be treated as a partial prepayment.

13. **Miscellaneous.** This Deed of Trust shall benefit and obligate the heirs, devisees, legatees, administrators, executors, successors, and assigns of the parties hereto. The term "Beneficiary" shall mean the holder and owner of the Credit Agreement secured by this Deed of Trust, whether or not that person is named as Beneficiary herein. The words used in this Deed of Trust referring to one (1) person shall be read to refer to more than one (1) person if two (2) or more have signed this Deed of Trust or become responsible for doing the things this Deed of Trust requires. This Deed of Trust shall be governed by and construed in accordance with Federal law and, to the extent Federal law doesn't apply, the laws of the state of California. If any provision of this Deed of Trust is determined to be invalid under law, the remaining provisions of this Deed of Trust shall nonetheless remain in full force and effect.

14. **Beneficiary and Similar Statements.** Beneficiary may collect a fee in the maximum amount allowed by law for furnishing any beneficiary statement, payoff demand statement or similar statement.

15. **Riders.** If one (1) or more riders are executed by Trustor 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)]

Condominium Rider

Other: _____
(specify)

Planned Unit Development Rider

06 1772230

7

0744873159

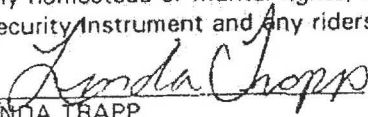
By signing below Trustor accepts and agrees to the provisions of this Deed of Trust and of any rider(s) executed by Trustor concurrently therewith.

DATED at Downey, California this 29th day of June 2006.

TRUSTOR(S):


DAN TRAPP

The undersigned joins in the execution and delivery of this Security Instrument to subordinate any interest he or she may have or may acquire in the subject Property, including without limitation, any homestead or marital rights, and to acknowledge all the terms and covenants contained in this Security Instrument and any riders hereto.


LINDA TRAPP

8

0744873159

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On JUNE 29, 2006 before me, CONNIE ALVAREZ, Notary Public,
(here insert name)

personally appeared
DAN TRAPP
LINDA TRAPP

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.

(Seal or Stamp)

Signature: [Handwritten Signature]
My Commission expires: June 07, 2009
My Commission number: 1585854



REQUEST FOR FULL RECONVEYANCE

Do not record. To be used only when Trustor's indebtedness has been repaid and Credit Agreement cancelled.

TO: TRUSTEE _____

The undersigned is Trustee of the within Deed of Trust, and the legal owner and holder of the WaMu Equity Plus(TM) Agreement secured thereby. Said Deed of Trust is hereby surrendered to you for reconveyance and you are requested, upon payment of all sums owing to you, to reconvey, without warranty, to the person(s) entitled thereto, the right, title and interest now held by you thereunder.

DATE: _____

Washington Mutual Bank

By _____

Its _____

06 1772230

EXHIBIT B

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **May 18, 2015**

JOB ADDRESS: **816 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5089-012-004**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DAN AND JEANNINE TRAPP, TRUSTEES
TRAPP TRUST UDP AUGUST 24, 1983
110 E. 9TH ST., SUITE A753
LOS ANGELES, CA 90079
CAPACITY: OWNERS

- 2). DAN TRAPP
617 S. OLIVE ST. SUITE 910
LOS ANGELES, CA 90014
CAPACITY: OWNER

- 3). WASHINGTON MUTUAL BANK, F.A.
400 E. MAIN ST.
STOCKTON, CA 95290
CAPACITY: INTERESTED PARTIES

- 4). J.P. MORGAN CHASE BANK, N.A.
C/O NATIONWIDE TITLE CLEARING, INC.
2100 ALT. 19 NORTH
PALM BEACH, FL 34683
CAPACITY: INTERESTED PARTIES

- 5). LOCKHEED FEDERAL CREDIT UNION
P.O. BOX 6759
BURBANK, CA 91510
CAPACITY: INTERESTED PARTIES

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

Property Detail Report

For Property Located At :
816 S SPAULDING AVE, LOS ANGELES, CA 90036-4608



Owner Information

Owner Name: **TRAPP TRUST**
 Mailing Address: **110 E 9TH ST #A753, LOS ANGELES CA 90079-1753 C006**
 Vesting Codes: **//PT**

Location Information

| | | | |
|-----------------------|-----------------------------|-----------------------|---------------------|
| Legal Description: | TRACT NO 6421 LOT 14 | APN: | 5089-012-004 |
| County: | LOS ANGELES, CA | Alternate APN: | |
| Census Tract / Block: | 2163.00 / 2 | Subdivision: | 6421 |
| Township-Range-Sect: | | Map Reference: | 42-F2 / |
| Legal Book/Page: | 70-92 | Tract #: | 6421 |
| Legal Lot: | 14 | School District: | LOS ANGELES |
| Legal Block: | | School District Name: | |
| Market Area: | C19 | Munic/Township: | |
| Neighbor Code: | | | |

Owner Transfer Information

| | | | |
|----------------------|--------------------------------|---------------------|-------------------|
| Recording/Sale Date: | 05/14/2014 / 05/09/2014 | Deed Type: | GRANT DEED |
| Sale Price: | | 1st Mtg Document #: | |
| Document #: | 501074 | | |

Last Market Sale Information

| | | | |
|----------------------|--------------------------------|-------------------------|-----------------|
| Recording/Sale Date: | 07/25/2003 / 06/20/2003 | 1st Mtg Amount/Type: | / |
| Sale Price: | \$605,000 | 1st Mtg Int. Rate/Type: | / |
| Sale Type: | | 1st Mtg Document #: | / |
| Document #: | 2132984 | 2nd Mtg Amount/Type: | / |
| Deed Type: | GRANT DEED | 2nd Mtg Int. Rate/Type: | / |
| Transfer Document #: | | Price Per SqFt: | \$338.37 |
| New Construction: | | Multi/Split Sale: | |

Title Company:
 Lender:
 Seller Name: **BAUMGARDNER CHERYL R**

Prior Sale Information

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

Property Characteristics

| | | | | | |
|---------------------|--------------------|--------------------|----------------------|----------------|----------------|
| Gross Area: | | Parking Type: | PARKING AVAIL | Construction: | |
| Living Area: | 1,788 | Garage Area: | | Heat Type: | CENTRAL |
| Tot Adj Area: | | Garage Capacity: | 2 | Exterior wall: | STUCCO |
| Above Grade: | | Parking Spaces: | 2 | Porch Type: | |
| Total Rooms: | 6 | Basement Area: | | Patio Type: | |
| Bedrooms: | 3 | Finish Bsmnt Area: | | Pool: | |
| Bath(F/H): | 2 / | Basement Type: | | Air Cond: | |
| Year Built / Eff: | 1926 / 1929 | Roof Type: | | Style: | TUDOR |
| Fireplace: | Y / 1 | Foundation: | RAISED | Quality: | |
| # of Stories: | 1.00 | Roof Material: | WOOD SHAKE | Condition: | |
| Other Improvements: | FENCE;SHED | | | | |

Site Information

| | | | | | |
|-----------------|--------------|------------------|-----------------|-------------|-----------------------------------|
| Zoning: | LAR1 | Acres: | 0.13 | County Use: | SINGLE FAMILY RESID (0100) |
| Lot Area: | 5,500 | Lot Width/Depth: | 50 x 110 | State Use: | |
| Land Use: | SFR | Res/Comm Units: | 1 / | Water Type: | |
| Site Influence: | | | | Sewer Type: | TYPE UNKNOWN |

Tax Information

| | | | | | |
|----------------------|------------------|----------------|-------------|----------------|-------------------|
| Total Value: | \$701,692 | Assessed Year: | 2014 | Property Tax: | \$8,795.38 |
| Land Value: | \$561,356 | Improved %: | 20% | Tax Area: | 67 |
| Improvement Value: | \$140,336 | Tax Year: | 2014 | Tax Exemption: | |
| Total Taxable Value: | \$701,692 | | | | |

Comparable Sales Report

For Property Located At

816 S SPAULDING AVE, LOS ANGELES, CA 90036-4608



13 Comparable(s) Selected.

Report Date: 05/18/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|----------------|------------|-------------|----------------|
| Sale Price | \$605,000 | \$875,000 | \$2,695,000 | \$1,385,167 |
| Bldg/Living Area | 1,788 | 1,642 | 2,009 | 1,851 |
| Price/Sqft | \$338.37 | \$438.60 | \$1,500.56 | \$747.49 |
| Year Built | 1926 | 1923 | 1958 | 1929 |
| Lot Area | 5,500 | 5,442 | 9,447 | 6,748 |
| Bedrooms | 3 | 2 | 4 | 3 |
| Bathrooms/Restrooms | 2 | 2 | 3 | 2 |
| Stories | 1.00 | 1.00 | 2.00 | 1.08 |
| Total Value | \$701,692 | \$76,951 | \$1,200,424 | \$698,119 |
| Distance From Subject | 0.00 | 0.01 | 0.48 | 0.30 |

*= user supplied for search only

| | | | | | |
|-----------------|--|---|----------------|---------------|----------------------|
| Comp #:1 | | Distance From Subject:0.01 (miles) | | | |
| Address: | 822 S SPAULDING AVE, LOS ANGELES, CA 90036-4608 | | | | |
| Owner Name: | ESRAWI SHAWN | | | | |
| Seller Name: | PACKARD JERARD H TRUST | | | | |
| APN: | 5089-012-005 | Map Reference: | 42-F2 / | Living Area: | 1,995 |
| County: | LOS ANGELES, CA | Census Tract: | 2163.00 | Total Rooms: | 6 |
| Subdivision: | 6421 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 03/03/2015 | Prior Rec Date: | | Bath(F/H): | 2 / |
| Sale Date: | 01/30/2015 | Prior Sale Date: | | Yr Built/Eff: | 1927 / 1928 |
| Sale Price: | \$875,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | SPANISH |
| Document #: | 226516 | Acres: | 0.13 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$625,500 | Lot Area: | 5,500 | Pool: | |
| Total Value: | \$76,951 | # of Stories: | 1.00 | Roof Mat: | ROLL |
| Land Use: | SFR | Park Area/Cap#: | 1 / 3 | Parking: | COMPOSITION |
| | | | | | PARKING AVAIL |

| | | | | | |
|-----------------|--|---|--------------------|---------------|----------------------|
| Comp #:2 | | Distance From Subject:0.01 (miles) | | | |
| Address: | 826 S SPAULDING AVE, LOS ANGELES, CA 90036-4608 | | | | |
| Owner Name: | FRIEDMAN TAYLOR S | | | | |
| Seller Name: | SIMON GREGG TRUST | | | | |
| APN: | 5089-012-006 | Map Reference: | 42-F2 / | Living Area: | 1,985 |
| County: | LOS ANGELES, CA | Census Tract: | 2163.00 | Total Rooms: | 6 |
| Subdivision: | 6421 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 09/26/2014 | Prior Rec Date: | 04/19/2013 | Bath(F/H): | 2 / |
| Sale Date: | 08/25/2014 | Prior Sale Date: | 04/05/2013 | Yr Built/Eff: | 1927 / 1928 |
| Sale Price: | \$1,315,000 | Prior Sale Price: | \$1,195,000 | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | SPANISH |
| Document #: | 1022854 | Acres: | 0.13 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$1,052,000 | Lot Area: | 5,501 | Pool: | |
| Total Value: | \$1,200,424 | # of Stories: | 1.00 | Roof Mat: | ROLL |
| Land Use: | SFR | Park Area/Cap#: | 1 / 2 | Parking: | COMPOSITION |
| | | | | | PARKING AVAIL |

| | | | | | |
|-----------------|--|---|-------------------|---------------|----------------------|
| Comp #:3 | | Distance From Subject:0.02 (miles) | | | |
| Address: | 815 S SPAULDING AVE, LOS ANGELES, CA 90036-4607 | | | | |
| Owner Name: | BARAK MARK H | | | | |
| Seller Name: | RAITHEL JOSEPH G TRUST | | | | |
| APN: | 5086-023-003 | Map Reference: | 42-F2 / | Living Area: | 1,969 |
| County: | LOS ANGELES, CA | Census Tract: | 2163.00 | Total Rooms: | 6 |
| Subdivision: | 6421 | Zoning: | LAR1 | Bedrooms: | 3 |
| Rec Date: | 09/05/2014 | Prior Rec Date: | 01/08/1993 | Bath(F/H): | 2 / |
| Sale Date: | 07/10/2014 | Prior Sale Date: | | Yr Built/Eff: | 1926 / 1926 |
| Sale Price: | \$1,228,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | FULL | Prior Sale Type: | | Style: | SPANISH |
| Document #: | 934963 | Acres: | 0.13 | Fireplace: | Y / 1 |
| 1st Mtg Amt: | \$650,000 | Lot Area: | 5,527 | Pool: | |
| Total Value: | \$256,871 | # of Stories: | 1.00 | Roof Mat: | TILE |
| Land Use: | SFR | Park Area/Cap#: | 1 / 2 | Parking: | PARKING AVAIL |

| | | | | |
|-----------------|--|---|--|--|
| Comp #:4 | | Distance From Subject:0.16 (miles) | | |
| Address: | 936 S SPAULDING AVE, LOS ANGELES, CA 90036-4606 | | | |
| Owner Name: | SCHECK MATTHEW & AUDREY | | | |

| | | | | | |
|--------------|----------------------------|-------------------|--------------------|---------------|-------------------------|
| Seller Name: | MANZINI CHRISTOPHER | Map Reference: | 42-F2 / | Living Area: | 1,666 |
| APN: | 5089-012-021 | Census Tract: | 2163.00 | Total Rooms: | 7 |
| County: | LOS ANGELES, CA | Zoning: | LAR1 | Bedrooms: | 3 |
| Subdivision: | 6421 | Prior Rec Date: | 02/08/2007 | Bath(F/H): | 2 / |
| Rec Date: | 03/19/2015 | Prior Sale Date: | 01/19/2007 | Yr Built/Eff: | 1925 / 1927 |
| Sale Date: | 03/03/2015 | Prior Sale Price: | \$1,190,000 | Air Cond: | |
| Sale Price: | \$1,347,000 | Prior Sale Type: | FULL | Style: | SPANISH |
| Sale Type: | FULL | Acres: | 0.12 | Fireplace: | Y / 1 |
| Document #: | 297030 | Lot Area: | 5,442 | Pool: | |
| 1st Mtg Amt: | \$1,077,440 | # of Stories: | 1.00 | Roof Mat: | ROLL COMPOSITION |
| Total Value: | \$1,072,000 | Park Area/Cap#: | / 2 | Parking: | PARKING AVAIL |
| Land Use: | SFR | | | | |

| | | | |
|--------------|--|------------------------|----------------------------|
| Comp #:5 | | Distance From Subject: | 0.2 (miles) |
| Address: | 921 S SIERRA BONITA AVE, LOS ANGELES, CA 90036-4701 | | |
| Owner Name: | LEE BRIAN/RA-LEE DIANA | | |
| Seller Name: | HENNES CAPITAL LLC | | |
| APN: | 5089-016-037 | Map Reference: | 43-A2 / |
| County: | LOS ANGELES, CA | Census Tract: | 2163.00 |
| Subdivision: | 5798 | Zoning: | LAR1 |
| Rec Date: | 09/19/2014 | Prior Rec Date: | 07/03/1970 |
| Sale Date: | 09/03/2014 | Prior Sale Date: | |
| Sale Price: | \$1,650,000 | Prior Sale Price: | \$34,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 994321 | Acres: | 0.16 |
| 1st Mtg Amt: | \$1,320,000 | Lot Area: | 7,000 |
| Total Value: | \$1,000,000 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 2,009 |
| | | Total Rooms: | 7 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1939 / 1939 |
| | | Air Cond: | |
| | | Style: | CONTEMPORARY |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | PARKING AVAIL |

| | | | |
|--------------|---|------------------------|-------------------------|
| Comp #:6 | | Distance From Subject: | 0.37 (miles) |
| Address: | 1022 HAUSER BLVD, LOS ANGELES, CA 90019-2557 | | |
| Owner Name: | CASTRO MARIA A | | |
| Seller Name: | RUN GROUP LLC | | |
| APN: | 5085-007-004 | Map Reference: | 43-A2 / |
| County: | LOS ANGELES, CA | Census Tract: | 2162.00 |
| Subdivision: | 5798 | Zoning: | LAR1 |
| Rec Date: | 10/28/2014 | Prior Rec Date: | 01/06/2006 |
| Sale Date: | 10/01/2014 | Prior Sale Date: | 11/09/2005 |
| Sale Price: | \$1,250,000 | Prior Sale Price: | \$933,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 1135325 | Acres: | 0.17 |
| 1st Mtg Amt: | | Lot Area: | 7,251 |
| Total Value: | \$787,000 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 1,849 |
| | | Total Rooms: | 6 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1926 / 1928 |
| | | Air Cond: | |
| | | Style: | SPANISH |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | ROLL COMPOSITION |
| | | Parking: | ATTACHED GARAGE |

| | | | |
|--------------|--|------------------------|-------------------------|
| Comp #:7 | | Distance From Subject: | 0.38 (miles) |
| Address: | 911 S RIDGELEY DR, LOS ANGELES, CA 90036-4705 | | |
| Owner Name: | MANDELL EILEEN/MANDELL MICHAEL A | | |
| Seller Name: | PRING RICHARD D | | |
| APN: | 5089-026-021 | Map Reference: | 43-A2 / |
| County: | LOS ANGELES, CA | Census Tract: | 2162.00 |
| Subdivision: | 4464 | Zoning: | LAR1 |
| Rec Date: | 01/15/2015 | Prior Rec Date: | 01/11/2013 |
| Sale Date: | 12/15/2014 | Prior Sale Date: | 01/07/2013 |
| Sale Price: | \$1,280,000 | Prior Sale Price: | \$779,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 49722 | Acres: | 0.16 |
| 1st Mtg Amt: | | Lot Area: | 7,031 |
| Total Value: | \$782,536 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 1,700 |
| | | Total Rooms: | 6 |
| | | Bedrooms: | 2 |
| | | Bath(F/H): | 2 / |
| | | Yr Built/Eff: | 1924 / 1926 |
| | | Air Cond: | |
| | | Style: | SPANISH |
| | | Fireplace: | Y / 1 |
| | | Pool: | POOL |
| | | Roof Mat: | ROLL COMPOSITION |
| | | Parking: | ATTACHED GARAGE |

| | | | |
|--------------|--|------------------------|----------------------------|
| Comp #:8 | | Distance From Subject: | 0.42 (miles) |
| Address: | 808 S RIDGELEY DR, LOS ANGELES, CA 90036-4727 | | |
| Owner Name: | LAI ANDY | | |
| Seller Name: | YZ HOMES LLC | | |
| APN: | 5089-019-029 | Map Reference: | 43-A2 / |
| County: | LOS ANGELES, CA | Census Tract: | 2162.00 |
| Subdivision: | 4464 | Zoning: | LAR1 |
| Rec Date: | 04/21/2015 | Prior Rec Date: | 08/13/2013 |
| Sale Date: | 04/03/2015 | Prior Sale Date: | 08/07/2013 |
| Sale Price: | \$2,695,000 | Prior Sale Price: | \$915,000 |
| Sale Type: | FULL | Prior Sale Type: | FULL |
| Document #: | 443807 | Acres: | 0.15 |
| 1st Mtg Amt: | | Lot Area: | 6,734 |
| Total Value: | \$915,000 | # of Stories: | 1.00 |
| Land Use: | SFR | Park Area/Cap#: | / 2 |
| | | Living Area: | 1,796 |
| | | Total Rooms: | 6 |
| | | Bedrooms: | 3 |
| | | Bath(F/H): | 3 / |
| | | Yr Built/Eff: | 1924 / 1927 |
| | | Air Cond: | |
| | | Style: | TUDOR |
| | | Fireplace: | Y / 1 |
| | | Pool: | |
| | | Roof Mat: | COMPOSITION SHINGLE |
| | | Parking: | PARKING AVAIL |

Comp #:9 Distance From Subject:0.42 (miles)
 Address: 1133 S CURSON AVE, LOS ANGELES, CA 90019-6654
 Owner Name: BRAUNSTEIN EUGENE
 Seller Name: BRAUNSTEIN SAM TRUST
 APN: 5085-023-006 Map Reference: 42-F2 / Living Area: 1,642
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 5
 Subdivision: 5674 Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/30/2014 Prior Rec Date: 09/08/1989 Bath(F/H): 2 /
 Sale Date: 12/17/2014 Prior Sale Date: 09/1989 Yr Built/Eff: 1936 / 1940
 Sale Price: Prior Sale Price: \$175,000 Air Cond:
 Sale Type: N Prior Sale Type: FULL Style:
 Document #: 1416858 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$938,250 Lot Area: 6,057 Pool:
 Total Value: \$401,556 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.46 (miles)
 Address: 936 S BURNSIDE AVE, LOS ANGELES, CA 90036-4743
 Owner Name: SKYAN HOLDINGS LLC
 Seller Name: BASSETT MABEL L TRUST
 APN: 5089-025-030 Map Reference: 43-A2 / Living Area: 1,836
 County: LOS ANGELES, CA Census Tract: 2162.00 Total Rooms: 5
 Subdivision: 4464 Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/23/2014 Prior Rec Date: 04/29/1985 Bath(F/H): 2 /
 Sale Date: 10/15/2014 Prior Sale Date: Yr Built/Eff: 1958 / 1958
 Sale Price: \$1,200,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style: CONTEMPORARY
 Document #: 1120189 Acres: 0.18 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,700 Pool:
 Total Value: \$275,035 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:11 Distance From Subject:0.47 (miles)
 Address: 1014 S BURNSIDE AVE, LOS ANGELES, CA 90019-6718
 Owner Name: JAFFE FAMILY TRUST/JAFFE MICHELLE S
 Seller Name: LAVERY SHARON
 APN: 5085-009-010 Map Reference: 43-A2 / Living Area: 2,008
 County: LOS ANGELES, CA Census Tract: 2162.00 Total Rooms: 6
 Subdivision: 4464 Zoning: LAR1 Bedrooms: 3
 Rec Date: 01/08/2015 Prior Rec Date: 12/21/2012 Bath(F/H): 2 /
 Sale Date: 11/25/2014 Prior Sale Date: 09/17/2012 Yr Built/Eff: 1925 / 1934
 Sale Price: \$1,110,000 Prior Sale Price: \$790,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 19832 Acres: 0.17 Fireplace: /
 1st Mtg Amt: Lot Area: 7,367 Pool:
 Total Value: \$793,586 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:12 Distance From Subject:0.48 (miles)
 Address: 1227 S SPAULDING AVE, LOS ANGELES, CA 90019-2418
 Owner Name: BELLAVANCE AIMEE TRUST
 Seller Name: GOLD FAMILY TRUST
 APN: 5086-027-007 Map Reference: 42-F2 / Living Area: 1,737
 County: LOS ANGELES, CA Census Tract: 2169.00 Total Rooms: 7
 Subdivision: 4362 Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/12/2014 Prior Rec Date: 08/30/2001 Bath(F/H): 2 /
 Sale Date: 11/03/2014 Prior Sale Date: 08/09/2001 Yr Built/Eff: 1928 / 1933
 Sale Price: \$1,245,000 Prior Sale Price: \$473,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 1198362 Acres: 0.16 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 7,172 Pool:
 Total Value: \$610,505 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED GARAGE

Comp #:13 Distance From Subject:0.48 (miles)
 Address: 800 S BURNSIDE AVE, LOS ANGELES, CA 90036-4745
 Owner Name: SOGHAIER MARWAN/CORCUERA JEANETTE
 Seller Name: SEGAL ANNE TRUST
 APN: 5089-020-037 Map Reference: 43-A2 / Living Area: 1,871
 County: LOS ANGELES, CA Census Tract: 2162.00 Total Rooms: 7
 Subdivision: 4464 Zoning: LAR1 Bedrooms: 4
 Rec Date: 03/06/2015 Prior Rec Date: 08/15/2014 Bath(F/H): 2 /
 Sale Date: 01/27/2015 Prior Sale Date: 07/31/2014 Yr Built/Eff: 1923 / 1926
 Sale Price: \$1,427,000 Prior Sale Price: \$1,000,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: TUDOR
 Document #: 245228 Acres: 0.22 Fireplace: Y / 1
 1st Mtg Amt: \$1,120,000 Lot Area: 9,447 Pool:
 Total Value: \$904,085 # of Stories: 2.00 Roof Mat: COMPOSITION
 SHINGLE

Land Use: **SFR**

Park Area/Cap#: / 2

Parking: **PARKING AVAIL**

EXHIBIT D

ASSIGNED INSPECTOR: DAVID MATSON

Date: May 18, 2015

JOB ADDRESS: 816 SOUTH SPAULDING AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5089-012-004

CASE#: 441196

ORDER NO: A-2925552

EFFECTIVE DATE OF ORDER TO COMPLY: January 17, 2012

COMPLIANCE EXPECTED DATE: January 27, 2012

DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2925552

Remove all graffiti by washing, sandblasting or chemical treatment, or completely and uniformly cover it with paint of similar color of the exterior of the building or other approved materials. Maintain free from graffiti. L.A.M.C. Section(s) 91.8904.1 and 91.8104.15

Post the property, in a conspicuous manner, with signs visible from each walkway and driveway entering the property stating: "THIS PROPERTY CLOSED TO THE PUBLIC No Entry Without Permission" L.A.M.C. SEC. 41.24. The lettering shall be at least 2 inches high. LAMC Sections 98.0706.(e) and 41.24

If you fail to comply with the above requirements within ten (10) calendar days of the effective date of this Notice and an appeal has not been filed, the City may abate the nuisance conditions without further notice, by executing, as needed, work orders to have the structure/parcel of land cleaned, fenced, barricaded or graffiti removed by the Department of Building and Safety's Contractors. The cost for such work, plus administrative fees, will be recovered pursuant to the procedures set forth in LAMC Section 91.8904. **YOU MAY ALSO BE SUBJECT TO CRIMINAL PROSECUTION.**

The assessment for this work will be approximately \$10,000.00 plus \$4,000.00 (40%) administrative costs.

The Department may determine that the unsecured structure(s) or vacant lot is an imminent hazard and without notice to the owner or responsible party may take action to abate the hazard by City forces pursuant to LAMC Section 91.8905.1.

II. Within thirty (30) consecutive calendar days of the effective date of this Notice, you are required to perform the following:
Secure the required permits to address the violations listed below that were observed at the time of inspection and to bring the property back into productive use or secure the required permits to demolish the building(s) and cap the sewer lines.

NOTE: A permit is required before repair or demolition is started and work must physically commence within 45 days from the effective date of this notice. The structure identified in this order may not be re-occupied, until all required permits, inspections and approvals have been obtained. Your Inspector must confirm all violations have been correctly resolved before the structure is occupied.

Permanently affix, in a conspicuous place on the structure/parcel of land, a notice stating the name, address and telephone number of both the owner and the owner's agent in charge or control of the Vacant Structure. Such notice shall be readable from each walkway or driveway entering the property and the lettering shall be at least two (2) inches high. L.A.M.C. Section(s) 98.0714

Sign and return the enclosed Trespass Arrest Authorization Form to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010 L.A.M.C. Section(s) 98.0706(f)

File Statement of Intent:

A. You are required by law to properly fill out and file the enclosed Statement of Intent within thirty (30) consecutive calendar days from the effective date of this notice;

B. You are required to identify and implement a detailed plan to bring the property back into productive use in a timely manner, including, but not limited to, the following:

1. Expected period of vacancy; and
2. A plan for regular maintenance during the period of vacancy; and
3. A plan and time line for the lawful occupancy, rehabilitation or demolition of the barricaded structure; and
4. Any additional information required by the Superintendent.

C. Send the completed Statement to: Department of Building and Safety, Citywide Nuisance Abatement Program, 3550 Wilshire Boulevard, Suite 1800, Los Angeles, CA, 90010. LAMC Sections 98.0713

If you fail to obtain the required permits to repair or demolish the building within thirty (30) consecutive calendar days, the Department may institute proceedings to cause the building to be demolished. The cost of demolition and removal plus administration fees will be assessed and recorded as a lien against the property pursuant to LAMC Section 91.8904.

The assessment for this work will be approximately \$0 plus \$0 (40%) administrative costs.

If you fail to file an approved Statement of Intent within thirty (30) consecutive calendar days of the effective date of this Notice and/or do not make a diligent and good faith effort to implement the actions identified in the Statement in a timely manner, you may be subject to both civil and criminal penalties pursuant to LAMC Section 98.0704 and 98.0713.

THE FOLLOWING IS A LIST OF VIOLATIONS OBSERVED AT TIME OF INSPECTION

101030620124514



1. The building or premises is Substandard due to inadequate maintenance.

You are therefore ordered to: Maintain the building in a safe and sanitary condition and good repair.
Code Section(s) in Violation: 91.8902.11, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

2. The approximate 17' x 18' construction of a room addition to the dwelling was/is 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: Rear northeast corner of dwelling.

3. The approximate 4' x 12' construction of a front entry enclosure to the dwelling was/is 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.

4. The kitchen and bath room remodel 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, 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 remodel of the detached garage was/is 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, 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: Deatched garage.

Comments: Garage header removed from garage door opening.

In addition, if the nuisance, once abated, again becomes in violation, unsecured or the premises again contains debris, rubbish, waste or excessive vegetation, the City may again abate the nuisance and proceed to recover costs. If the property becomes in violation on two subsequent occasions, the City may start proceedings to demolish and remove the continuous nuisance pursuant to LAMC Section 91.8904.

VACANT STRUCTURE PENALTY WARNING:

Pursuant to LAMC Section 98.0716 et seq, any Responsible Person in charge of a structure which meets the definition of a Vacant Structure for thirty (30) consecutive calendar days may be liable for an administrative penalty in the amount of \$ 1,000 per structure per day, not to exceed \$ 100,000 per property per calendar year unless:

(1) A statement of Intent has been filed and approved by LADBS; and

(2) The building has been posted as required by by Section 98.0714 of the LAMC; and

(3) One of the following applies:

- a. That the structure is the subject of an active building permit for repair or rehabilitation and that the owner is proceeding diligently in good faith to complete the repair or rehabilitation; or
- b. That the structure is properly barricaded and secured and is actively being offered for sale, lease or rent; or
- c. That you can demonstrate that a diligent good faith effort is being made to implement the actions identified in the approved Statement of Intent within the time line contained in the Statement.

LAMC Sections 98.0716(a)(3)(A), 98.0716(a)(3)(B) and 98.0716(a)(3)(C)

DEMOLITION



PENALTY WARNING:

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

APPEAL PROCEDURES:

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

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.

Your cooperation in eliminating the nuisance conditions will contribute to a better neighborhood and a healthier and safer Los Angeles. If you have any questions or require any additional information please feel free to contact me at (213)252-3959. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: January 10, 2012

TIM FONG
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3959


REVIEWED BY

RECEIVED
CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY



EXHIBIT D

ASSIGNED INSPECTOR: **DAVID MATSON**

Date: **May 18, 2015**

JOB ADDRESS: **816 SOUTH SPAULDING AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5089-012-004**

CASE#: **416301**

ORDER NO: **A-2765782**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 09, 2011**

COMPLIANCE EXPECTED DATE: **June 08, 2011**

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

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2765782

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
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" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

TRAPP,DAN
617 S OLIVE ST STE 910
LOS ANGELES, CA 90014

CASE #: 416301
ORDER #: A-2765782
EFFECTIVE DATE: May 09, 2011
COMPLIANCE DATE: June 08, 2011

OWNER OF
SITE ADDRESS: 816 S SPAULDING AVE
ASSESSORS PARCEL NO.: 5089-012-004
ZONE: R1; One-Family Zone

LPK
MAY 09 2011

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

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

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

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

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

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Repair all dry rot in the front of the house.

2. Maintenance and repair of existing building.

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Repair or replace the broken glass in the front of the house.

3. Maintenance and repair of existing building.

