

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

January 22, 2015

Council District: # 8

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

JOB ADDRESS: 1661 WEST 60TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6002-017-020

On January 25, 2014 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 West 60th Place, 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 December 26, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	285.98
Title Report fee	42.00
Grand Total	\$ 3,499.54

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,499.54** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,499.54** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Signature of Steve Ongele
Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY

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. T10824
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6002-017-020

Property Address: 1661 W 60TH PL



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: ALFREDO VILLEGAS, A SINGLE MAN

Grantee: JAIME C. MORALES, A SINGLE MAN AND REYNA M. GUZMAN, A SINGLE WOMAN
AND PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS

Instrument: 02/2326619

Book/Page: N/A

Dated: 07/23/2002

Recorded: 10/03/2002

MAILING ADDRESS: JAIME C. MORALES AND REYNA M. GUZMAN AND PEDRO G. GAITAN
1661 WEST 60TH PLACE LOS ANGELES, CA 90047

SCHEDULE B

LEGAL DESCRIPTION

LOT 10, OF TRACT 4385, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 49, PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: JAIME C. MORALES, A SINGLE MAN AND, AND REYNA M. GUZMAN, A
SINGLE WOMAN AND, PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS

Lender/Beneficiary: BANK OF AMERICA, N.A.

Trustee: RECONTRUST COMPANY NA

Instrument: 20131229737

Book/Page: N/A

Amount: \$170,550.00

Open Ended: NO

Dated: 07/26/2013

Recorded: 08/21/2013

Maturity Date: 08/01/2028

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. T10824

SCHEDULE B (Continued)

MAILING ADDRESS: CHICAGO TITLE SERVICELINK DIVISION 4000 INDUSTRIAL BLVD ALIQUIPPA, PA 15001

MAILING ADDRESS: DOC PROCESSING TX2-979-01-19 4500 AMON CARTER BLVD. FT. WORTH, TX 76155

MAILING ADDRESS: JAIME C. MORALES, A SINGLE MAN AND, AND REYNA M. GUZMAN, A SINGLE WOMAN AND, PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS, 1661 W 60TH PL, LOS ANGELES, CA 90047

ADDITIONAL MAILING ADDRESS: BANK OF AMERICA, N.A., 101 SOUTH TRYON STREET, CHARLOTTE, NC 28255

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY NA 1800 TAPO CANYON RD, SIMI VALLEY, CA 93603

Type of Instrument DEED OF TRUST AND ASSIGNMENT OF RENTS

Trustor/Mortgagor: JAIME C. MORALES, A SINGLE MAN AND, AND REYNA M. GUZMAN, A SINGLE WOMAN AND, AND PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS

Lender/Beneficiary: MERS AS NOMINEE FOR COUNTRYWIDE HOME LOANS, INC.

Trustee: RECONTRUST COMPANY, N.A.

Instrument: 20062454053

Book/Page: N/A

Amount: \$50,000.00

Open Ended: NO

Dated: 10/21/2006

Recorded: 11/06/2006

Maturity Date: 10/21/2036

MAILING ADDRESS: CUSTOM TITLE SOLUTIONS 2550 N. REDHILL AVE. SANTA ANA, CA 92705

MAILING ADDRESS: JAIME C. MORALES, A SINGLE MAN AND, AND REYNA M. GUZMAN, A SINGLE WOMAN AND, AND PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS, 1661 W 60TH PL, LOS ANGELES, CA 90047-1510

ADDITIONAL MAILING ADDRESS: RECONTRUST COMPANY, N.A., 225 WEST HILLCREST DRIVE, MSN: TO-02, THOUSAND OAKS, CA 91360

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

ADDITIONAL MAILING ADDRESS: COUNTRYWIDE HOME LOANS, INC., 4500 PARK GRANADA MSN# SVB-314, CALABASAS, CA 91302-1613

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBORDINATION AGREEMENT, DATED 07/30/2013, RECORDED 09/19/2013 AS INSTRUMENT NO. 20131363217

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. T10824

SCHEDULE B (Continued)

MAILING ADDRESS: CHICAGO TITLE SERVICELINK DIVISION 4000 INDUSTRIAL
BLVD ALIQUIPPA, PA 15001

Type of Instrument MISCELLANEOUS
NOTICE OF PENDING LIEN, DATED 05/21/2014, RECORDED 05/30/2014 AS
INSTRUMENT NO. 20140563463

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

ADDITIONAL MAILING ADDRESS: MORALES JAIME 1661 W 60TH PL LOS
ANGELES CA, 90047

RECORDING REQUESTED BY:
Gateway Title Company

Escrow No. 402-RF
Title Order No. 10212835-06

When Recorded Mail Document
and Tax Statement To:
Jaime C. Morales
1661 West 60th Place
Los Angeles, CA 90047

2
02-2326619

APN: 6002-017-020

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 183.70 City tax \$ 751.50 (44)

- 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,
Alfredo Villegas, A Single Man

hereby GRANT(S) to Jaime C. Morales, A Single Man and Reyna M. Guzman, A Single Woman and
Pedro G. Gaitan, A Single Man, all as Joint Tenants

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

Property Address: 1661 West 60th Place, Los Angeles, CA 90047

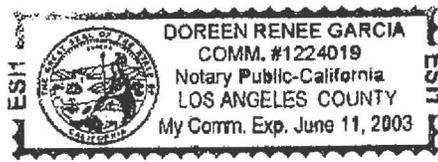
DATED: July 23, 2002

STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON September 1, 2002 before me,
Doreen Renee Garcia personally appeared

Alfredo Villegas
Alfredo Villegas

Alfredo Villegas
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 Doreen Renee Garcia



MAIL TAX STATEMENTS AS DIRECTED ABOVE

Recording Requested by Simplifile

Recording Requested By & Return To:
Chicago Title ServiceLink Division
300 Industrial Blvd
Piquippa, PA 15001 *20271827*

Doc Processing TX2-979-01-19
4500 Amon Carter Blvd.
Ft. Worth, TX 76155
Prepared By:
ANNA GALLEGOS

taxid: 6002-017-020

[Space Above This Line For Recording Data]

26272710
[Escrow/Closing #]

*****979007013
[Doc ID #]

DEED OF TRUST

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 JULY 26, 2013, together with all Riders to this document.

(B) "Borrower" is

JAIME C MORALES, A SINGLE MAN, AND REYNA M GUZMAN, A SINGLE WOMAN, AND PEDRO G. GAITAN, A SINGLE MAN, ALL AS JOINT TENANTS

Borrower's address is
1661 W 60TH PL, LOS ANGELES, CA 90047
Borrower is the trustor under this Security Instrument.

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

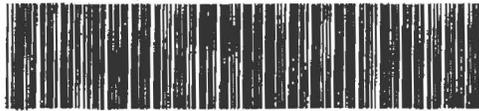
Form 3005 1/01

Deed of Trust-CA
1006-CA (06/09)(d/f)

Page 1 of 13



* 2 3 9 9 1 *



* 2 4 7 6 8 9 7 9 0 0 0 0 0 1 0 0 6 - *

(C) "Lender" is
BANK OF AMERICA, N.A.
Lender is a NATIONAL ASSOCIATION
organized and existing under the laws of THE UNITED STATES
Lender's address is
101 South Tryon Street, Charlotte, NC 28255
Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is
RECONTRUST COMPANY NA
1800 TAPO CANYON RD, SIMI VALLEY, CA 93603

(E) "Note" means the promissory note signed by Borrower and dated JULY 26, 2013. The Note states that Borrower owes Lender ONE HUNDRED SEVENTY THOUSAND FIVE HUNDRED FIFTY and 00/100

Dollars (U.S. \$ 170,550.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 01, 2028

(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.

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

(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 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 grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY of LOS ANGELES :
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Parcel ID Number: 6002017020 which currently has the address of
1661 W 60TH PL, LOS ANGELES
[Street/City]
California 90047 ("Property Address"):
[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:

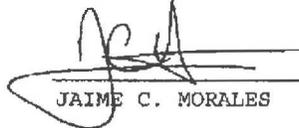
1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant 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 or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial 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 Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within a reasonable period of time, Lender shall either apply such funds or return them to Borrower. If not applied earlier, such funds will be applied to the outstanding principal balance under the Note immediately prior to foreclosure. No offset or claim which Borrower might have now or in the future

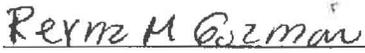
25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

The undersigned Borrower requests that a copy of any Notice of Default and any Notice of Sale under this Security Instrument be mailed to the Borrower at the address set forth above. A copy of any Notice of Default and any Notice of Sale will be sent only to the address contained in this recorded request. If the Borrower's address changes, a new request must be recorded.

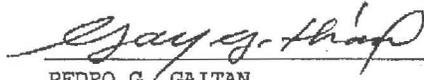
BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.



JAIME C. MORALES (Seal)
-Borrower



REYNA M. GUZMAN (Seal)
-Borrower



PEDRO G. GAITAN (Seal)
-Borrower

(Seal)
Borrower

State of California

County of LOS ANGELES

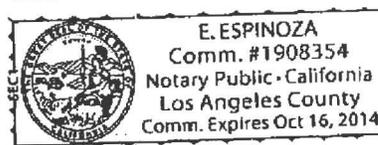
On 01-26-2013 before me, E. ESPINOZA, NOTARY PUBLIC
personally appeared JAIIME C. MORALES, REYNA M. GUTMAN AND
PEDRO G. GAITAN

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

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

WITNESS my hand and official seal.

Signature _____ (Seal)



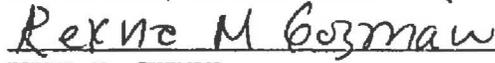
The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses set forth below.

By signing below, Trustor agrees to all the terms and conditions of this Deed of Trust.

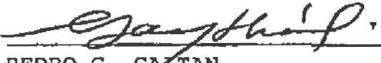
Mailing Address For Notices



JAI ME C. MORALES
1661 W 60TH PL
LOS ANGELES, CA 90047-1510



REYNA M. GUZMAN
1661 W 60TH PL
LOS ANGELES, CA 90047-1510



PEDRO G. GAITAN

State of California

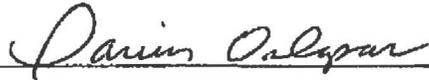
County of Los Angeles

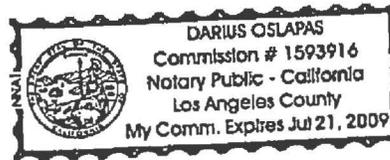
On October 23, 2006, before me DARIUS OSLAPAS, NOTARY PUBLIC
personally appeared

JAI ME C. MORALES, REYNA M. GUZMAN, PEDRO G. GAITAN

, 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.





• MERS HELOC - CA Deed of Trust
1D988-CA (11/05)

08 2454053

Recording Requested By and
When Recorded Mail To:
Chicago Title ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001



2

SUBORDINATION AGREEMENT

WHEN RECORDED MAIL TO :

SPACE ABOVE FOR RECORDERS USE

Document Processing
TX2-979-01-18
4500 Arnon Carter Blvd
Fort Worth, TX 76155

Chicago Title
ServiceLink Division
4000 Industrial Blvd
Aliquippa, PA 15001

LOAN #: 152139557
ESCROW/CLOSING#: 247689790

MERS Phone: 1-888-679-6377

MIN: 100015700074345725

113769164
PARCEL # 6002.017-020

NOTICE: THIS SUBORDINATION AGREEMENT MAY RESULT IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.

SUBORDINATION AGREEMENT

This Subordination Agreement ("Agreement") is made this Thirtieth day of July, 2013, by MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Countrywide Home Loans, INC ("Subordinating Lender"), a corporation whose address is P.O. BOX 2026, FLINT, MI 48501-2026.

WITNESSETH:

WHEREAS, Subordinator is the beneficiary/mortgagee of that certain Deed of Trust/Mortgage ("Security Document") pursuant to that certain Security Document dated 10/21/2006 (the "Senior Lien"), and executed by JAIME C MORALES and REYNA M GUZMAN and PEDRO G GATIAN (together, the "Owner") and encumbering that certain real property located at 1661 W 60TH PL, LOS ANGELES, CA 90047 (address) which is legally described on Exhibit "A" attached hereto and incorporated herein (the "Property"), which Security Document was recorded on 11/06/2006 in Official Records Book N/A, Page N/A, as Instrument No. 20062454053, of the Official Records of LOS ANGELES County, California, as the same may have been or is to be modified prior hereto or contemporaneously herewith.

20

WHEREAS, Bank of America, N.A. ("Junior Lien Holder") has been requested to make a loan, line of credit or other financial accommodation to Owner, to be secured by either a deed of trust, deed to secure debt or mortgage (collectively, the "Junior Lien"), covering without limitation, the Property and securing the indebtedness described therein including the payment of a promissory note or line of credit (together, the "Note") made by Owner and/or others payable to the order of Junior Lien Holder, in the maximum principal face amount not to exceed \$170550.00 (Principal Amount), including provisions for acceleration and payment of collection costs (collectively, the "Loan"); and

**Dated 7-26-2013 Recorded 8-21-2013 Doc# 20131229737*

WHEREAS, Junior Lien Holder requires, as a condition to making the Loan, that the Junior Lien be superior to the Senior Lien;

WHEREAS, it is to the mutual benefit of the Subordinator, Owner and Junior Lien Holder that Junior Lien Holder make the Loan to Owner; and Subordinator is willing to permit the Junior Lien, when recorded, to constitute a lien upon the Property that is unconditionally prior and superior to the Senior Lien.

NOW THEREFORE, for valuable consideration and to induce Junior Lien Holder to make the Loan to Owner, Subordinator hereby subordinates the Senior Lien to the Junior Lien and any renewals or extensions thereof, and declares, agrees and acknowledges that:

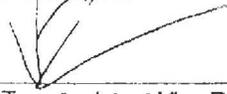
- (1) The Junior Lien and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property, prior and superior to the Superior Lien.
- (2) That Junior Lien Holder would not make the Loan without this subordination agreement.
- (3) This Agreement is limited to the Principal Amount, plus interest and any additional amounts advanced pursuant to the provision of the Note or Junior Lien for payment of insurance premiums, taxes, cost of collection or protection of the value of the Property or Junior Lien Holder's rights in the Property. This Agreement shall inure to the benefit of Junior Lien Holder and be binding upon Subordinator, its successors and assigns and shall be binding upon any purchaser (at foreclosure or otherwise) of the Property, or any part thereof, and their respective heirs, personal representatives, successors and assigns.
- (4) This agreement shall be the whole and only agreement with regard to the subordination of the Senior Lien to the Junior Lien and shall supersede and cancel, but only insofar as would affect the priority between the security instruments described herein, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the Senior Lien, which provide for the subordination of the Senior Lien to another security instrument, deed of trust or mortgage.
- (5) It consents to and approves (i) all provisions of the Note and Junior Lien securing the loan, and (ii) all agreements, including but not limited to any loan or escrow agreements (collectively, the "Loan Agreements"), between Owner and Junior Lien Holder for the disbursement of the proceeds of the New Loan;
- (6) Junior Lien Holder making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Junior Lien Holder represented that it will, see to the application of such proceeds by the person(s) to whom Junior Lien Holder disburses such proceeds and any application or use of such proceeds other than those provided for in such Loan Agreement(s) shall not defeat the subordination herein made in whole or in part.

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(7) It intentionally and unconditionally waives, relinquishes and subordinates the Senior Lien in favor of the Junior Lien and understands that in reliance upon, and in consideration of, this waiver, relinquish and subordinate specific loans and advances are being and will be made and, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE OWNER OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Countrywide Home Loans, INC



Vinh Tea, Assistant Vice President

5

CALIFORNIA ACKNOWLEDGMENT

STATE OF California }
COUNTY OF Los Angeles }

On 07/30/13 (date) before me Connie Rodriguez a Notary Public, personally appeared Vinh Tea, of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, Inc. ("MERS") as nominee for Countrywide Home Loans, INC who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

[Signature]

Signature



My commission expires the 4th day of Oct, 2015.

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 _____
Number of Pages _____ Date of Document _____
Signer(s) Other Than Named Above _____

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



2

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 I 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. 6058470)

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:

TR 4385 10 1 MB 49-14

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.

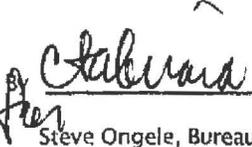
APN 6002-017-020
AKA 1661 W 60TH PL
LOS ANGELES

Owner:

MORALES JAIME
1661 W 60TH PL
LOS ANGELES CA,90047

DATED: This 21st Day of May, 2014

CITY OF LOS ANGELES

BY 
Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At :
1661 W 60TH PL, LOS ANGELES, CA 90047-1510

**Owner Information**

Owner Name: **MORALES JAIME C/GUZMAN REYNA M**
 Mailing Address: **1661 W 60TH PL, LOS ANGELES CA 90047-1510 C022**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **TRACT # 4385 W 30 FT OF LOT 10**
 County: **LOS ANGELES, CA** APN: **6002-017-020**
 Census Tract / Block: **2372.02 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **4385**
 Legal Book/Page: **49-14** Map Reference: **51-E4 / 673-J6**
 Legal Lot: **10** Tract #: **4385**
 Legal Block: School District: **LOS ANGELES**
 Market Area: **C34** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **/** Deed Type:
 Sale Price: 1st Mtg Document #:
 Document #:

Last Market Sale Information

Recording/Sale Date: **10/03/2002 / 07/23/2002** 1st Mtg Amount/Type: **\$164,419 / FHA**
 Sale Price: **\$167,000** 1st Mtg Int. Rate/Type: **6.50 / FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **2326620**
 Document #: **2326619** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$146.88**
 New Construction: Multi/Split Sale:
 Title Company: **GATEWAY TITLE CO.**
 Lender: **BANK OF AMERICA**
 Seller Name: **VILLEGAS ALFREDO**

Prior Sale Information

Prior Rec/Sale Date: **07/24/1973 /** Prior Lender:
 Prior Sale Price: **\$11,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **1329993** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **DEED (REG)**

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,137	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1924 / 1932	Roof Type:		Style:	SPANISH
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:	FENCE; ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.09	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,063	Lot Width/Depth:	30 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$193,223	Assessed Year:	2014	Property Tax:	\$2,525.91
Land Value:	\$154,416	Improved %:	20%	Tax Area:	212
Improvement Value:	\$38,807	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$193,223				

Comparable Sales Report

For Property Located At

1661 W 60TH PL, LOS ANGELES, CA 90047-1510

20 Comparable(s) Selected.

Report Date: 01/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$167,000	\$150,000	\$340,000	\$264,630
Bldg/Living Area	1,137	976	1,302	1,103
Price/Sqft	\$146.88	\$153.69	\$300.68	\$239.34
Year Built	1924	1910	1947	1922
Lot Area	4,063	3,511	5,589	4,650
Bedrooms	2	1	4	2
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$193,223	\$32,353	\$267,500	\$167,541
Distance From Subject	0.00	0.16	0.49	0.36

*= user supplied for search only

Comp #: 1				Distance From Subject:0.16 (miles)	
Address: 1531 W 60TH PL, LOS ANGELES, CA 90047-1504					
Owner Name: ARROYO JUAN C C/CABRERA RAUL					
Seller Name: GUERRERO CORALIA					
APN: 6002-018-009	Map Reference: 51-E4 / 673-J6	Living Area: 1,162			
County: LOS ANGELES, CA	Census Tract: 2372.02	Total Rooms: 5			
Subdivision: 4342	Zoning: LAR1	Bedrooms: 3			
Rec Date: 11/07/2014	Prior Rec Date: 09/15/1994	Bath(F/H): 2 /			
Sale Date: 10/17/2014	Prior Sale Date:	Yr Built/Eff: 1925 / 1941			
Sale Price: \$250,000	Prior Sale Price:	Air Cond:			
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL			
Document #: 1189593	Acres: 0.08	Fireplace: /			
1st Mtg Amt: \$241,656	Lot Area: 3,511	Pool:			
Total Value: \$163,851	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 3	Parking: DETACHED GARAGE			

Comp #: 2				Distance From Subject:0.19 (miles)	
Address: 1645 W GAGE AVE, LOS ANGELES, CA 90047-1524					
Owner Name: GARCIA MARVIN & ARACELY A					
Seller Name: PARADA PETROLINA					
APN: 6002-028-004	Map Reference: 51-E5 / 673-J6	Living Area: 1,223			
County: LOS ANGELES, CA	Census Tract: 2372.02	Total Rooms: 5			
Subdivision: 5687	Zoning: LAR1	Bedrooms: 2			
Rec Date: 07/11/2014	Prior Rec Date: 05/04/1990	Bath(F/H): 2 /			
Sale Date: 07/02/2014	Prior Sale Date: 01/1990	Yr Built/Eff: 1947 / 1947			
Sale Price: \$260,000	Prior Sale Price: \$117,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 715743	Acres: 0.11	Fireplace: /			
1st Mtg Amt: \$250,000	Lot Area: 4,600	Pool:			
Total Value: \$173,963	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL			

Comp #: 3				Distance From Subject:0.29 (miles)	
Address: 1519 W 58TH PL, LOS ANGELES, CA 90047-1204					
Owner Name: SCHULMAN RICHARD & BETH/LIEBROSS ADAM					
Seller Name: WHITAKER G J LIVING TRUST					
APN: 6002-003-013	Map Reference: 51-E4 / 673-J6	Living Area: 1,016			
County: LOS ANGELES, CA	Census Tract: 2372.02	Total Rooms: 5			
Subdivision: 4342	Zoning: LAR1	Bedrooms: 1			
Rec Date: 11/07/2014	Prior Rec Date: 09/03/1969	Bath(F/H): 1 /			
Sale Date: 10/20/2014	Prior Sale Date:	Yr Built/Eff: 1922 / 1930			
Sale Price: \$204,600	Prior Sale Price: \$14,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 1189600	Acres: 0.11	Fireplace: Y / 1			
1st Mtg Amt: \$153,188	Lot Area: 4,815	Pool:			
Total Value: \$32,551	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE			

Comp #:4 Distance From Subject:0.31 (miles)
 Address: 1612 W 58TH ST, LOS ANGELES, CA 90062-2736
 Owner Name: AVILA FRANK
 Seller Name: LEMUS MARIA
 APN: 5003-035-013 Map Reference: 51-E4 / 673-J5 Living Area: 1,048
 County: LOS ANGELES, CA Census Tract: 2325.00 Total Rooms:
 Subdivision: BURCK-GWYNNE COS Zoning: LACM Bedrooms: 2
 NORMANDIE AVE TR
 Rec Date: 05/30/2014 Prior Rec Date: 07/03/2008 Bath(F/H): 1 /
 Sale Date: 04/16/2014 Prior Sale Date: 05/29/2008 Yr Built/Eff: 1913 / 1913
 Sale Price: \$250,000 Prior Sale Price: \$238,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 562065 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$245,471 Lot Area: 5,589 Pool:
 Total Value: \$183,446 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:5 Distance From Subject:0.32 (miles)
 Address: 1421 W 62ND ST, LOS ANGELES, CA 90047-1530
 Owner Name: NEW VENTURES INC
 Seller Name: JENKINS HILDA L
 APN: 6002-025-022 Map Reference: 51-E4 / 673-J6 Living Area: 1,042
 County: LOS ANGELES, CA Census Tract: 2372.01 Total Rooms: 5
 Subdivision: 9508 Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/25/2014 Prior Rec Date: 07/18/1978 Bath(F/H): 1 /
 Sale Date: 10/29/2014 Prior Sale Date: Yr Built/Eff: 1927 / 1927
 Sale Price: \$226,000 Prior Sale Price: \$29,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1271693 Acres: 0.12 Fireplace: /
 1st Mtg Amt: Lot Area: 5,351 Pool:
 Total Value: \$51,691 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 COMPOSITION
 DETACHED
 GARAGE

Comp #:6 Distance From Subject:0.32 (miles)
 Address: 1721 W 65TH ST, LOS ANGELES, CA 90047-1912
 Owner Name: CONNER MARY L/MORALES ELISIA N
 Seller Name: SOUTHCOAST HOMES LLC
 APN: 6015-004-023 Map Reference: 51-E5 / 673-H7 Living Area: 1,092
 County: LOS ANGELES, CA Census Tract: 2373.00 Total Rooms: 6
 Subdivision: 5834 Zoning: LAR1 Bedrooms: 3
 Rec Date: 09/23/2014 Prior Rec Date: 03/11/2014 Bath(F/H): 1 /
 Sale Date: 08/14/2014 Prior Sale Date: 11/26/2013 Yr Built/Eff: 1924 / 1924
 Sale Price: \$300,000 Prior Sale Price: \$230,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1006317 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$294,566 Lot Area: 4,764 Pool:
 Total Value: \$267,500 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 SHINGLE
 PARKING AVAIL

Comp #:7 Distance From Subject:0.32 (miles)
 Address: 1725 W 65TH ST, LOS ANGELES, CA 90047-1912
 Owner Name: MENA HELEN P
 Seller Name: TERRY R JAMES CONSTRUCTIONS IN
 APN: 6015-004-024 Map Reference: 51-E5 / 673-H7 Living Area: 1,250
 County: LOS ANGELES, CA Census Tract: 2373.00 Total Rooms: 5
 Subdivision: 5834 Zoning: LAR1 Bedrooms: 2
 Rec Date: 06/18/2014 Prior Rec Date: 09/26/2013 Bath(F/H): 1 /
 Sale Date: 06/12/2014 Prior Sale Date: 09/12/2013 Yr Built/Eff: 1926 / 1926
 Sale Price: \$329,000 Prior Sale Price: \$165,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 629509 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$323,040 Lot Area: 4,763 Pool:
 Total Value: \$230,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 COMPOSITION
 PARKING AVAIL

Comp #:8 Distance From Subject:0.32 (miles)
 Address: 1646 W 65TH ST, LOS ANGELES, CA 90047-1909
 Owner Name: DION JENNIFER
 Seller Name: ACOSTA ALEX
 APN: 6015-006-004 Map Reference: 51-E5 / 673-J7 Living Area: 1,008
 County: LOS ANGELES, CA Census Tract: 2373.00 Total Rooms: 5
 Subdivision: 5834 Zoning: LAR1 Bedrooms: 2
 Rec Date: 07/01/2014 Prior Rec Date: 10/28/2013 Bath(F/H): 1 /
 Sale Date: 05/21/2014 Prior Sale Date: 10/10/2013 Yr Built/Eff: 1923 / 1923
 Sale Price: \$272,000 Prior Sale Price: \$150,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 677906 Acres: 0.11 Fireplace: /

1st Mtg Amt:	\$244,800	Lot Area:	4,781	Pool:	
Total Value:	\$212,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:9				Distance From Subject:0.33 (miles)	
Address:	1703 W 58TH ST, LOS ANGELES, CA 90062-2739				
Owner Name:	GOLDEN ANGELES RE & DEV				
Seller Name:	TUCKER DORIS D W TRUST				
APN:	5003-030-021	Map Reference:	51-E4 / 673-H5	Living Area:	1,149
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms:	
Subdivision:	BURCK-GWYNNE COS NORMANDIE AVE TR	Zoning:	LAR2	Bedrooms:	4
Rec Date:	10/01/2014	Prior Rec Date:	05/27/1964	Bath(F/H):	2 /
Sale Date:	08/22/2014	Prior Sale Date:		Yr Built/Eff:	1913 / 1927
Sale Price:	\$240,000	Prior Sale Price:	\$12,500	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1042560	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$232,200	Lot Area:	4,880	Pool:	
Total Value:	\$42,710	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10				Distance From Subject:0.33 (miles)	
Address:	1745 W 65TH ST, LOS ANGELES, CA 90047-1912				
Owner Name:	JJR INVESTMENTS LLC				
Seller Name:	EVANS MELVIN D				
APN:	6015-004-029	Map Reference:	51-E5 / 673-H7	Living Area:	1,116
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	5834	Zoning:	LAR1	Bedrooms:	2
Rec Date:	10/16/2014	Prior Rec Date:	09/03/2010	Bath(F/H):	1 /
Sale Date:	09/25/2014	Prior Sale Date:	08/17/2010	Yr Built/Eff:	1927 / 1927
Sale Price:	\$227,000	Prior Sale Price:	\$248,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1093692	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	4,764	Pool:	
Total Value:	\$257,046	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:11				Distance From Subject:0.35 (miles)	
Address:	1812 W 64TH ST, LOS ANGELES, CA 90047-1847				
Owner Name:	MORALES SERGIO				
Seller Name:	CENTURY CAPITAL GROUP LLC				
APN:	6016-005-012	Map Reference:	51-E5 / 673-H7	Living Area:	1,022
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/31/2014	Prior Rec Date:	10/26/2004	Bath(F/H):	1 /
Sale Date:	07/09/2014	Prior Sale Date:	09/23/2004	Yr Built/Eff:	1925 / 1927
Sale Price:	\$305,000	Prior Sale Price:	\$260,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	795747	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$289,750	Lot Area:	4,426	Pool:	
Total Value:	\$199,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/	Parking:	PARKING AVAIL

Comp #:12				Distance From Subject:0.38 (miles)	
Address:	1657 W 57TH ST, LOS ANGELES, CA 90062-2732				
Owner Name:	GARCIA RUBEN				
Seller Name:	VPG PROPERTIES LLC				
APN:	5003-027-006	Map Reference:	51-E4 / 673-J5	Living Area:	1,302
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms:	
Subdivision:	BURCK-GWYNNE COS NORMANDIE AVE TR	Zoning:	LAR2	Bedrooms:	3
Rec Date:	07/24/2014	Prior Rec Date:	01/10/2014	Bath(F/H):	1 /
Sale Date:	05/29/2014	Prior Sale Date:	12/12/2013	Yr Built/Eff:	1911 / 1924
Sale Price:	\$315,500	Prior Sale Price:	\$245,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	768370	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$211,400	Lot Area:	4,880	Pool:	
Total Value:	\$32,747	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13				Distance From Subject:0.39 (miles)	
Address:	1839 W 65TH ST, LOS ANGELES, CA 90047-1802				
Owner Name:	MURGAS XIOMARA				
Seller Name:	TOBAR ELSY N				
APN:	6016-005-021	Map Reference:	51-E5 / 673-H7	Living Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/09/2014	Prior Rec Date:	05/15/2009	Bath(F/H):	1 /
Sale Date:	06/10/2014	Prior Sale Date:	03/04/2009	Yr Built/Eff:	1925 / 1926

Sale Price:	\$176,000	Prior Sale Price:	\$160,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	706993	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$172,812	Lot Area:	4,533	Pool:	
Total Value:	\$196,743	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:14				Distance From Subject:	0.39 (miles)
Address:	1720 W 65TH PL, LOS ANGELES, CA 90047-1907				
Owner Name:	PERALES RUBI				
Seller Name:	AGUIRRE ELIZABETH				
APN:	6015-012-010	Map Reference:	51-E5 / 673-H7	Living Area:	1,275
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	6
Subdivision:	5834	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/08/2014	Prior Rec Date:	08/06/2012	Bath(F/H):	1 /
Sale Date:	07/08/2014	Prior Sale Date:	06/27/2012	Yr Built/Eff:	1926 / 1929
Sale Price:	\$340,000	Prior Sale Price:	\$260,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	825495	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$333,841	Lot Area:	3,968	Pool:	
Total Value:	\$261,180	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	DETACHED GARAGE

Comp #:15				Distance From Subject:	0.43 (miles)
Address:	1743 W 66TH ST, LOS ANGELES, CA 90047-1916				
Owner Name:	SANCHEZ ARMANDO R/REYES SANDY				
Seller Name:	COPPER RIVER INVESTMENTS LLC				
APN:	6015-012-025	Map Reference:	51-E5 / 673-H7	Living Area:	1,031
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	5219	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/04/2014	Prior Rec Date:	01/23/2014	Bath(F/H):	1 /
Sale Date:	07/08/2014	Prior Sale Date:	01/08/2014	Yr Built/Eff:	1927 / 1927
Sale Price:	\$310,000	Prior Sale Price:	\$212,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	928368	Acres:	0.10	Fireplace:	Y / 1
1st Mtg Amt:	\$294,500	Lot Area:	4,303	Pool:	
Total Value:	\$227,800	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:16				Distance From Subject:	0.44 (miles)
Address:	1418 W 65TH ST, LOS ANGELES, CA 90047-2006				
Owner Name:	SANDOVAL CESAR				
Seller Name:	HERRERA FREDDY B				
APN:	6015-008-012	Map Reference:	51-E5 / 673-J7	Living Area:	1,144
County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	4
Subdivision:	5834	Zoning:	LAR4	Bedrooms:	3
Rec Date:	06/19/2014	Prior Rec Date:	11/18/2011	Bath(F/H):	2 /
Sale Date:	05/13/2014	Prior Sale Date:	09/30/2011	Yr Built/Eff:	1923 / 1969
Sale Price:	\$285,000	Prior Sale Price:	\$200,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	634460	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$279,837	Lot Area:	4,769	Pool:	
Total Value:	\$204,925	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:17				Distance From Subject:	0.45 (miles)
Address:	1514 W 56TH ST, LOS ANGELES, CA 90062-2816				
Owner Name:	MARTINEZ JOEL S/ROSALES ANGELINA				
Seller Name:	PIMENTEL ANA				
APN:	5003-026-013	Map Reference:	51-E4 / 673-J5	Living Area:	1,029
County:	LOS ANGELES, CA	Census Tract:	2326.00	Total Rooms:	2
Subdivision:	772	Zoning:	LAR2	Bedrooms:	2
Rec Date:	06/26/2014	Prior Rec Date:	02/13/2014	Bath(F/H):	1 /
Sale Date:	06/18/2014	Prior Sale Date:	02/05/2014	Yr Built/Eff:	1912 / 1926
Sale Price:	\$287,500	Prior Sale Price:	\$200,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	UNKNOWN	Style:	
Document #:	663215	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$282,292	Lot Area:	4,991	Pool:	
Total Value:	\$158,817	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:18				Distance From Subject:	0.48 (miles)
Address:	1523 W 67TH ST, LOS ANGELES, CA 90047-2018				
Owner Name:	VARGAS MARIA I				
Seller Name:	BARRIOS PIEDAD N				
APN:	6015-015-022	Map Reference:	51-E5 / 673-J7	Living Area:	976

County:	LOS ANGELES, CA	Census Tract:	2374.02	Total Rooms:	6
Subdivision:	5521	Zoning:	LAR1	Bedrooms:	3
Rec Date:	12/02/2014	Prior Rec Date:	01/20/2004	Bath(F/H):	1 /
Sale Date:	10/16/2014	Prior Sale Date:	12/31/2003	Yr Built/Eff:	1922 / 1928
Sale Price:	\$150,000	Prior Sale Price:	\$245,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1293195	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$120,000	Lot Area:	4,517	Pool:	
Total Value:	\$200,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:19			Distance From Subject:0.48 (miles)		
Address: 1826 W 66TH ST, LOS ANGELES, CA 90047-1817					
Owner Name: CHATMAN AMBER/WARD LENORA V					
Seller Name: PITTS FAMILY TRUST					
APN:	6016-018-009	Map Reference:	51-E5 / 673-H7	Living Area:	994
County:	LOS ANGELES, CA	Census Tract:	2373.00	Total Rooms:	5
Subdivision:	6596	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/01/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/05/2014	Prior Sale Date:		Yr Built/Eff:	1926 / 1927
Sale Price:	\$245,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	SPANISH
Document #:	677701	Acres:	0.09	Fireplace:	Y / 1
1st Mtg Amt:	\$240,562	Lot Area:	3,819	Pool:	
Total Value:	\$32,353	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 1	Parking:	PARKING AVAIL

Comp #:20			Distance From Subject:0.49 (miles)		
Address: 1632 W 55TH ST, LOS ANGELES, CA 90062-2723					
Owner Name: CEDILLOS CARLOS					
Seller Name: RESNIK ANAT					
APN:	5003-022-023	Map Reference:	51-E3 / 673-J5	Living Area:	1,188
County:	LOS ANGELES, CA	Census Tract:	2325.00	Total Rooms:	6
Subdivision:	690	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/21/2014	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	05/14/2014	Prior Sale Date:		Yr Built/Eff:	1910 / 1915
Sale Price:	\$320,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	527771	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$240,000	Lot Area:	4,968	Pool:	
Total Value:	\$222,500	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 1661 WEST 60TH PLACE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6002-017-020

Date: January 22, 2015

CASE#: 527592
ORDER NO: A-3402754

EFFECTIVE DATE OF ORDER TO COMPLY: December 26, 2013
COMPLIANCE EXPECTED DATE: January 25, 2014
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3402754

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

JAIME MORALES
1661 W 60TH PL
LOS ANGELES, CA 90047

CASE #: 527592
ORDER #: A-3402754
EFFECTIVE DATE: December 26, 2013
COMPLIANCE DATE: January 25, 2014

OWNER OF
SITE ADDRESS: 1661 W 60TH PL
ASSESSORS PARCEL NO.: 6002-017-020
ZONE: R1; One-Family Zone

MAILED
12/20/13

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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Occupancy change needs new Certificate of Occupancy.

You are therefore ordered to: Obtain the required Certificate of Occupancy for the change of occupancy
Code Section(s) in Violation: 91.8203, 91.103.1, 12.21A.1.(a) of the L.A.M.C.
Location: House
Comments: Single family converted to Duplex.



NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II 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.

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

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If you have any questions or require any additional information please feel free to contact me at (323)789-1490.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Edmond Deckert*

Date: December 19, 2013

EDMOND DECKERT
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490

Edmond.Deckert@lacity.org
ED

REVIEWED BY