

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

April 17, 2015

Council District: # 5

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

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2357-020-013**

On June 30, 2009, 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: **4940 North Alcove Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	233.93
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 625.93</b>

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 **\$625.93** 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 **\$625.93** 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

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T11101  
Dated as of: 03/08/2015

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2357-020-013

Property Address: 4940 N ALCOVE AVE ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Maria G. Lucero, a married woman as her sole and separate property

Grantor : Carl Lucero

Deed Date : 7/13/2005

Recorded : 8/1/2005

Instr No. : 05 1817144

MAILING ADDRESS: Maria G. Lucero,  
4940 Alcove Avenue Valley Village, CA 91607

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Lot 5 of Tract No. 19093, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 494 Pages 3 and 4 of Maps, in the office of the County recorder of said county.

Assessor's Parcel No: 2357-020-013

#### MORTGAGES/LIENS

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

Amount : \$264,000.00

Dated : 5/9/2006

Trustor : Maria G. Lucero

Trustee : DSL Service Company, a California Corporation

Beneficiary : Downey Savings and Loan Association, F.A.

Recorded : 5/26/2006

Instr No. : 06 1166659

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. T11101

**SCHEDULE B (Continued)**

**Maturity Date is:** 6/1/2021

**MAILING ADDRESS:** DSL Service Company, a California Corporation - Not shown.

**MAILING ADDRESS:** Downey Savings and Loan Association, F.A.  
P O Box 6060, 3501 Jamboree Rd, Newport Beach, CA 92658-6060.

*The assignment of the beneficial interest under said deed of trust which names:*

**Assignee :** U.S. Bank National Association

**Recorded :** 2/2/2010

**Instr No. :** 20100147373

**MAILING ADDRESS:** Maryjo Irwin, U.S. Bank National Association -  
809 S. 60TH Street, West Allis, WI 53214

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

**Claimant :** Department of Building and Safety Financial Services Division

**Recorded :** 6/4/2010

**Instr No. :** 20100759107

**Mailing address:** Department of Building and Safety Financial Services Division:  
201 N Figueoa St, 9th Floor, Los Angeles, CA 90012

**Mailing address:** Maria G Lucero : 17220 Ballinger St, Northridge, CA-91325

MAY 23 1997

CAMERA 2

RECORDING REQUESTED BY:  
Equity Title Company

97 778052

When Recorded Mail To:  
John A. Pasqualetto  
4940 Alcoce Avenue  
Sherman Village, CA

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4:01 PM MAY 23 1997

Escrow No. 33398CGT  
Title Order No. 9701888-3900

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

FEE  
\$7  
F

THE UNDERSIGNED GRANTOR(S) DECLARE(S) Tax Parcel No. 2357-020-010  
DOCUMENTARY TRANSFER TAX IS \$ 283.25 CITY TAX \$ 157.00  
(X) computed on full value of property conveyed, or  
( ) computed on full value less value of liens or encumbrances remaining at time of sale,  
OR transfer is exempt from tax for the following reason: 1158.75

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

LAWRENCE B. FRANKLIN and MOLLIE FRANKLIN, husband and wife  
hereby GRANT(S) to

JOHN A. PASQUALETTO, a married man as his sole and separate property  
the following described real property in the City of Los Angeles (Sherman Village area)  
County of Los Angeles, State of California

Lot 6, of Tract 19093, as per map recorded in Book 424, Page(s) 3 and 4, Of Map in the office of the county  
recorder of said county.

DATED: May 8, 1997

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

ON May 8, 1997  
\*\*MARY A. STINE\*\*  
Lawrence B. Franklin and Mollie Franklin

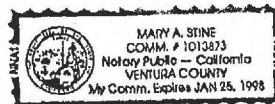
before me,  
personally appeared

Mollie Franklin

~~personally~~ ~~executed~~ ~~and~~ ~~approved~~ 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



(This area for official notary seal)

MAIL TAX STATEMENTS TO: John Pasqualetto 4940 Alcoce Avenue Sherman Village, CA

MAY 23 1997

MAY 23 1997

CAMERA 2

97 778051

RECORDING REQUESTED BY:  
Equity Title Company

When Recorded Mail To:  
John A. Pasqualetto  
4840 Alcove Avenue  
Sherman Village, CA

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
4:01 PM MAY 23 1997

Eserow No. 33398CGT  
Title Order No. 9701898-3020

SPACE ABOVE THIS LINE FOR RECORDING LABEL

QUITCLAIM DEED

FEE \$27 F  
A.F.N.F. 94 1

Tax Parcel No. 2357-020-013

THE UNDERSIGNED GRANTOR(s) DECLARE(s)  
DOCUMENTARY TRANSFER TAX IS \$0.00 CITY TAX \$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,  
OR transfer is exempt from tax for the following reason:  
This conveyance establishes sole & separate property of a spouse, R & T 11911

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
GLORIA M. PASQUALETTO, WIFE OF GRANTEE HEREIN  
hereby GRANT(s) to  
JOHN A. PASQUALETTO, HUSBAND OF GRANTOR, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
the following described real property in the City of LOS ANGELES (Sherman Village)  
County of Los Angeles, State of California  
Lot 5, of Tract NO 19093, as per map recorded in Book 484, Page(s) 3 and 4, of Maps in the office of the County  
Recorder of said county.  
It is the express intent of the Grantor, being the spouse of the Grantee, to convey all right, title and interest of the  
Grantor, community or otherwise or otherwise, in and to the herein described property to the grantee as his sole &  
separate property.  
DATED: May 8, 1997

STATE OF CALIFORNIA  
COUNTY OF Los Angeles

*Gloria M. Pasqualetto*  
Gloria M. Pasqualetto

ON 5/7/97  
CIRIAC G. TUTTLE

before me,  
personally appeared

Gloria M. Pasqualetto

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



(This area for official notary seal)

MAIL TAX STATEMENT TO: John A. Pasqualetto 4840 Alcove Ave., Sherman Village, CA

MAY 23 1997

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENTS TO:

NAME JOHN A. PASQUALETTO  
STREET ADDRESS 4940 ALCOVE AVENUE  
CITY SHERMAN VILLAGE, CA  
STATE ZIP 91607

Title Order No. \_\_\_\_\_ Escrow No. \_\_\_\_\_

02-2296508

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**GRANT DEED**  
**JOINT TENANCY**

DOCUMENTARY TRANSFER TAX \$ -0- GIFT

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

*John Pasqualetto*

SIGNATURE OF DECLARANT OR AGENT DETERMINING TAX FIRM NAME

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), JOHN A. PASQUALETTO, A WIDOWER

(NAME OF GRANTOR(S))

grant to JOHN A. PASQUALETTO, A WIDOWER AND MARIA G. PASQUALETTO, AN UNMARRIED WOMAN  
(FATHER & DAUGHTER) (NAME OF GRANTEE(S))

, AS JOINT TENANTS,

all that real property situated in the City of Valley Village (or in an unincorporated area of)  
Los Angeles County, State of California, described as follows (insert legal description):

4940 Alcove Avenue, Valley Village, CA 91607

Lot 5 of tract 19093, as per map recorded in Book 494, Page(s) 3 and 4, of Maps in the office of the county recorder of said county.

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911".

Assessor's parcel No. 2357-020-013

Executed on SEPTEMBER 30, 2002, at NORWALK, CALIFORNIA

(CITY AND STATE)

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

On 9/30/02 before me, PATRICIA ANN HILL

(NAME/TITLE, i.e., JANE DOE, NOTARY PUBLIC)

NOTARY PUBLIC

personally appeared \*\*\*JOHN A. PASQUALETTO\*\*\*\*\*  
\*\*\*\*\*

~~personally appeared~~ (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.

*Patricia Ann Hill*  
(SIGNATURE)

MAIL TAX STATEMENT TO: SAME AS ABOVE



(SEAL)

WOLCOTT'S FORM 768 - (price class 3A)  
GRANT DEED - JOINT TENANCY - Rev. 3-94b



7 67775 39768 0

Before you use this form, fill in all blanks, and make whatever changes are appropriate and necessary to your particular transaction. Consult a lawyer if you doubt the form's fitness for your purpose and use. Wolcott's makes no representation or warranty, express or implied, with respect to the merchantability or fitness of this form for an intended use or purpose.

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CAPACITY CLAIMED BY SIGNER(S)  
☒ INDIVIDUAL(S)  
☐ CORPORATE

OFFICERS

☐ PARTNER(S) ☐ LIMITED (TITLES)  
☐ ATTORNEY IN FACT ☐ GENERAL  
☐ TRUSTEE(S)  
☐ GUARDIAN/CONSERVATOR  
☐ OTHER

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

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

03 2826522

Name MARIA G. PASQUALETTO  
Street 4940 ALCOVE AVENUE  
Address SHERMAN VILLAGE, CALIFORNIA 91607  
City & State  
Zip

SPACE ABOVE THIS LINE FOR RECORDER'S USE

# Grant Deed

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$ -0- GIFT

☐ unincorporated area ☒ City of VALLEY VILLAGE

Parcel No. 2357-020-013

☐ computed on full value of interest or property conveyed, or

☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

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

JOHN A. PASQUALETTO, A WIDOWER AND MARIA G. PASQUALETTO, AN UNMARRIED WOMAN  
(FATHER AND DAUGHTER) AS JOINT TENANTS  
hereby GRANT(S) to

MARIA G. PASQUALETTO, AN UNMARRIED WOMAN

the following described real property in the CITY OF VALLEY VILLAGE  
county of LOS ANGELES, state of California:

LOT 5 OF TRACT 19093, AS PER MAP RECORDED IN BOOK 494, PAGE(S) 3 AND 4 OF MAPS,  
IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

COMMONLY KNOWN AS: 4940 ALCOVE AVENUE, VALLEY VILLAGE, CALIFORNIA 91607

"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911".

Dated MARCH 12, 2003

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES } S.S.

On MARCH 12, 2003 before me,  
PATRICIA ANN HILL

a Notary Public in and for said County and State, personally appeared  
\*\*\*\*\*JOHN A. PASQUALETTO and  
\*\*\*\*\*MARIA G. PASQUALETTO\*\*\*\*\*

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

*John A. Pasqualetto*  
JOHN A. PASQUALETTO

*Maria G. Pasqualetto*  
MARIA G. PASQUALETTO



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City & State

Order No. 10512315  
Escrow No. CM05-2619-KC

8/1/05

3

UNITED TITLE COMPANY/L.A.

WHEN RECORDED MAIL TO:  
Maria G. Lucero  
4940 Alcove Avenue  
Valley Village, CA 91607

05 1817143

Parcel No. 2357-020-013

MAIL TAX STATEMENTS TO:  
AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

**DOCUMENTARY TRANSFER TAX \$ NO CONSIDERATION**

Computed on the consideration or value of property conveyed; OR

Computed on the consideration or value less liens or

encumbrances remaining at the time of sale.

Unincorporated area: ( ) City of

Valley Village

**GRANT DEED**

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

**Maria G. Lucero, (who acquired title as Maria G. Pasqualetto, an unmarried woman)**

hereby GRANTS to

**Maria G. Lucero, a Married Woman As Her Sole And Separate Property**

the real property in the City of Valley Village County of Los Angeles, State of California, described as:

**Legal Description attached hereto as "Exhibit A" and made a part hereof**

Date: July 13, 2005

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

Maria G. Lucero

STATE OF California }  
COUNTY OF Los Angeles }

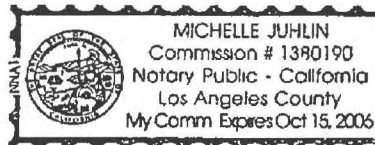
On July 23, 2005 before me, the undersigned Notary Public, a Notary Public in and for said County and State, personally appeared Maria G. Lucero

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

Michelle Juhlin  
Notary Public



(NOTARY SEAL)

UNITED TITLE COMPANY/LA

Order No. 10512315  
Escrow No. CM05-2619-KC

8/11/05

3

WHEN RECORDED MAIL TO:  
Maria G. Lucero  
4940 Alcove Avenue  
Valley Village, CA 91607

05 1817144

Parcel No. 2357-020-013

MAIL TAX STATEMENTS TO:  
AS ABOVE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s):

**DOCUMENTARY TRANSFER TAX \$ NO CONSIDERATION**

☐ Computed on the consideration or value of property conveyed; OR

☐ Computed on the consideration or value less liens or

encumbrances remaining at the time of sale.

☐ Unincorporated area: ( ) City of

Valley Village

**GRANT DEED**

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

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

Carl Lucero, spouse of grantee

hereby GRANTS to

Maria G. Lucero, a Married Woman As Her Sole And Separate Property

the real property in the City of Valley Village County of Los Angeles, State of California, described as:

Legal Description attached hereto as "Exhibit A" and made a part hereof

Date: July 13, 2005

Carl Lucero

STATE OF California }  
COUNTY OF Los Angeles }

On July 23, 2005 before me, the undersigned Notary Public, a Notary Public in and for  
said County and State, personally appeared Carl Lucero

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 Michelle Juhlin  
Notary Public



(NOTARY SEAL)

RECORDING REQUESTED BY  
TICOR TITLE COMPANY  
FULLERTON BRANCH

Recording Requested By  
Downey Savings and Loan  
Association, F.A.  
Return To  
Downey Savings and Loan  
Association, F.A.  
P O Box 6060, 3501 Jamboree  
Rd, Newport Beach, CA  
92658-6060

06 1166659

Prepared By  
Downey Savings and Loan  
Association, F.A.  
P.O. Box 6060, 3501 Jamboree Rd,  
Newport Beach, CA 92658-6060

[Space Above This Line For Recording Data]

## DEED OF TRUST

Title Order No.: 184708-17  
Escrow No.: 0602219 PO  
APN: 2357-020-013

### 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 May 9, 2006 together with all Riders to this document.  
(B) "Borrower" is MARIA G LUCERO, A Married Woman as her sole and separate property.

Borrower's address is 17220 Ballinger street, LOS ANGELES CA 91607

Borrower is the trustor under this Security Instrument

(C) "Lender" is Downey Savings and Loan Association, F.A.

Lender is a federally chartered savings association organized and existing under the laws of the United States of America

9032901407

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

Form 3005 1/01

VMP -6(CA) (0207)

Page 1 of 15

VMP MORTGAGE FORMS - (800)521 7291



05/26/06

3

Lender's address is 3501 Jamboree Road, Newport Beach, CA 92660

Lender is the beneficiary under this Security Instrument

(D) "Trustee" is DSL Service Company, A California Corporation

(E) "Note" means the promissory note signed by Borrower and dated May 9, 2006

The Note states that Borrower owes Lender two hundred sixty-four thousand and 00/100 Dollars

(U S \$264,000.00 ) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than June 1, 2021

(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]

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

(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

WMP-6(CA) 10207

Page 2 of 15

Initials 

9032901407

Form 3005 1/01

06 1166659

05/26/06

4

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]

LOT(S) 5 OF TRACT NO. 19093 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 494, PAGE(S) 3 AND 4 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

Parcel ID Number  
4940 ALCOVE AVENUE  
LOS ANGELES  
("Property Address")

which currently has the address of  
[Street]  
[City], California 91607 [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 seised 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

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NON-UNIFORM COVENANTS Borrower and Lender further covenant and agree as follows

22. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 18 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by Applicable Law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 22, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

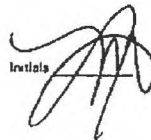
23. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

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.

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.

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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.

Witnesses

\_\_\_\_\_  
MARIA G. LUCERO (Seal)  
-Borrower

\_\_\_\_\_  
\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

\_\_\_\_\_  
(Seal)  
-Borrower

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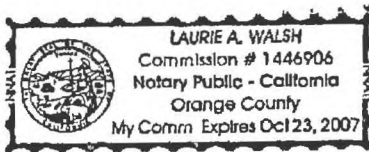
16

State of California  
County of Los Angeles  
On May 17, 2006  
MARIA G LUCERO

} ss.  
before me, Laurie A. Walsh, Notary Public  
personally appeared

(or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ <sup>personally known to me</sup> 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



Laurie A. Walsh (Seal)

05/26/06

WMP-6(CA) (0207)

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Initials [Signature]

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06 1166659

This document prepared by and returns to:  
MARYJO IRWIN  
U.S. BANK NATIONAL ASSOCIATION  
809 S. 60th Street, West Allis, WI 53214  
(414) 773-3831 1-866-787-91671x3831



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**CORRECTIVE ASSIGNMENT OF DEEDS OF TRUST**

This assignment is to correct the document number and recording date for "Assignment of Deeds of Trust recorded on 9-24-09 for document number 20091457908."

For value received, the undersigned FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149, (herein "Assignor"), whose address is 3501 Jamboree Road, Newport Beach, CA 92660, does hereby grant, sell, assign, transfer and convey unto U.S. BANK NATIONAL ASSOCIATION (herein "Assignee") whose address is 4801 FREDERICA STREET, OWENSBORO, KY 42301, all interest under that certain mortgage described as follows:

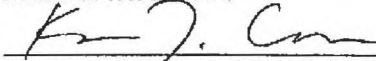
Those deeds of trust which encumber the real property described therein, and are described in Schedule "A", attached hereto and made a part hereof, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon.

Said deeds of trust are recorded in the State of CA, County of LOS ANGELES

TO HAVE AND TO HOLD the same unto Assignee, its successors and assigns, forever, subject only to the terms and conditions of the above described Deeds of Trust.

IN WITNESS WHEREOF, the undersigned has executed this Assignment of Deeds of Trust on JANUARY 25, 2010, but effective JULY 1, 2009.

FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

  
KAREN J. CANON, ASSOCIATE GENERAL COUNSEL

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT**

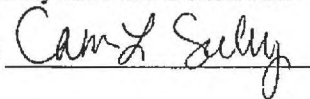
STATE OF MINNESOTA)SS  
COUNTY OF HENNEPIN)

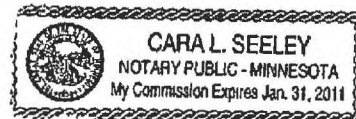
On JANUARY 25, 2010 before me, Cara L. Seeley, Notary Public, personally appeared Karen J. Canon who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their 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





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This area for official notarial seal.

### SCHEDULE "A" TO ASSIGNMENT

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U S BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

**Assignee:** U.S. BANK NATIONAL ASSOCIATION

**U.S. Bank Loan #:** 9032891111 **FNMA Loan #:** 1701341030

**Trustor:** CLAUDINE Y. MARKOVICS, A WIDOW

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 11125 OSAGE AVE, INGLEWOOD, CA 90304

**Recorded on:** 5/11/2006 **Instrument:** 06 1044240 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032891293 **FNMA Loan #:** 1701155557

**Trustor:** CHESTER D MACIOROWSKI AND JOANN MACIOROWSKI, HUSBAND AND WIFE

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 200E GLADSTONE ST, SAN DIMAS, CA 91773

**Recorded on:** 4/25/2006 **Instrument:** 06 0897632 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032891525 **FNMA Loan #:** 1701155558

**Trustor:** HILDA CANAS, A SINGLE WOMAN

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 16901 MARLIN PL, VAN NUYS, CA 91406

**Recorded on:** 4/18/2006 **Instrument:** 06 0843421 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032892044 **FNMA Loan #:** 1700953729

**Trustor:** VIOLETA NICOLAS AND ALIPIO M. NICOLAS, JR, WIFE AND HUSBAND

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 13218 ROSS ST, NORWALK, CA 90650

**Recorded on:** 3/27/2006 **Instrument:** 06 0643504 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032892432 **FNMA Loan #:** 1700953814

**Trustor:** VIDA JEAN FORD, A WIDOW

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 7836 DANVERS ST, DOWNEY, CA 90240

**Recorded on:** 3/27/2006 **Instrument:** 06 0642893 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

## SCHEDULE "A" TO ASSIGNMENT

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

**Assignee:** U.S. BANK NATIONAL ASSOCIATION

U.S. Bank Loan #: 9032892911 FNMA Loan #: 1701172969

**Trustor:** RAYMOND TED YOUNG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY AND HARRY TED YOUNG, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 2522 STILLWATER DR, LANCASTER, CA 93536

**Recorded on:** 4/18/2006 **Instrument:** 06 0844190 **Page:** Book: **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032894354 FNMA Loan #: 1700984507

**Trustor:** FERNANDO ROSALES AND NILDA ROSALES, HUSBAND AND WIFE

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 1518 MILLET AVE. SOUTH EL MONTE, CA 91733

**Recorded on:** 4/4/2006 **Instrument:** 06 0720089 **Page:** Book: **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032894719 FNMA Loan #: 1701155652

**Trustor:** LOUIS F FRAIX AND HANNELORE J FRAIX, HUSBAND AND WIFE

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 29707 ISLAND VIEW DR 10, RANCHO PALOS VERDE, CA 90275

**Recorded on:** 4/6/2006 **Instrument:** 06 0749722 **Page:** Book: **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032895534 FNMA Loan #: 1701155717

**Trustor:** JAMES A. VALENZUELA, A SINGLE MAN

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 16107 HORST AVE, NORWALK, CA 90650

**Recorded on:** 4/11/2006 **Instrument:** 06 0787112 **Page:** Book: **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032896029 FNMA Loan #: 1701155565

**Trustor:** JOHNNY LESLIE REYNOLDS, AN UNMARRIED MAN, JASON TODD GORDON, A MARRIED MAN, AS HIS SOLE AND SEPARATE PROPERTY, ANTHONY JAMES CONTI, A SINGLE MAN AND JENNIFER MICHELLE ROCKWELL, A SINGLE WOMAN, AS JOINT TENANTS

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 2412 CLARK AVE, VENICE, CA 90291

**Recorded on:** 4/7/2006 **Instrument:** 06 0764089 **Page:** Book: **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

## SCHEDULE "A" TO ASSIGNMENT

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

**Assignee:** U.S. BANK NATIONAL ASSOCIATION

U.S. Bank Loan #: 9032896912 FNMA Loan #: 1701155658  
Trustor: JAMES J. BRADLEY AND LORENE M. BRADLEY, TRUSTEES OF THE JAMES AND LORENE BRADLEY LIVING TRUST DATED 05-02-2002  
Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
Trustee: DSL SERVICE COMPANY  
Property Address: 5570 W 62ND ST, LOS ANGELES, CA 90056  
Recorded on: 4/14/2006 Instrument: 06 0823718/ Page: Book: Certificate:  
Re-Recorded on: Re-Recorded Instrument: Re-Recorded Page: Re-Recorded Book: Re-Recorded Certificate:

U.S. Bank Loan #: 9032897837 FNMA Loan #: 1701172966  
Trustor: DAVID A. SANDERS AND CATIY A. SANDERS, HUSBAND AND WIFE  
Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
Trustee: DSL SERVICE COMPANY  
Property Address: 22619 EVALYN AVE, TORRANCE, CA 90505  
Recorded on: 4/24/2006 Instrument: 06 0884620/ Page: Book: Certificate:  
Re-Recorded on: Re-Recorded Instrument: Re-Recorded Page: Re-Recorded Book: Re-Recorded Certificate:

U.S. Bank Loan #: 9032898082 FNMA Loan #: 1701341031  
Trustor: LEILA V JAMES-WILSON, AN UNMARRIED WOMAN  
Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
Trustee: DSL SERVICE COMPANY  
Property Address: 4915 6TH AVE, LOS ANGELES, CA 90043  
Recorded on: 5/5/2006 Instrument: 06 0993397/ Page: Book: Certificate:  
Re-Recorded on: Re-Recorded Instrument: Re-Recorded Page: Re-Recorded Book: Re-Recorded Certificate:

U.S. Bank Loan #: 9032898306 FNMA Loan #: 1701155664  
Trustor: VIRGIL FORD AND TERRY J MORITZ-FORD, HUSBAND AND WIFE  
Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F A  
Trustee: DSL SERVICE COMPANY  
Property Address: 550 E AVE J9, LANCASTER, CA 93535  
Recorded on: 4/26/2006 Instrument: 06 0909905/ Page: Book: Certificate:  
Re-Recorded on: Re-Recorded Instrument: Re-Recorded Page: Re-Recorded Book: Re-Recorded Certificate:

U.S. Bank Loan #: 9032898611 FNMA Loan #: 1701135264  
Trustor: HARUO MORITA AND DAISY A MORITA AS TRUSTEE OF THE MORITA TRUST DATED OCTOBER 16, 1986  
Beneficiary: DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
Trustee: DSL SERVICE COMPANY  
Property Address: 18406 EVELYN AVE, GARDENA, CA 90248  
Recorded on: 4/19/2006 Instrument: 06 0854586/ Page: Book: Certificate:  
Re-Recorded on: Re-Recorded Instrument: Re-Recorded Page: Re-Recorded Book: Re-Recorded Certificate:

### SCHEDULE "A" TO ASSIGNMENT

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U S BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

**Assignee:** U.S. BANK NATIONAL ASSOCIATION

U.S. Bank Loan #: 9032898801 FNMA Loan #: 1701135268  
**Trustor:** GARY A COLE, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 6525 CLEON AVE 8, NORTH HOLLYWOOD, CA 91606  
**Recorded on:** 4/18/2006 **Instrument:** 06 0841503 **Page:** **Book:** **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032898868 FNMA Loan #: 1701131879  
**Trustor:** JOANNE LIVOLSI, A SINGLE WOMAN  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 1144 STRAWBERRY LN, GLENDORA, CA 91740  
**Recorded on:** 4/28/2006 **Instrument:** 06 0941608 **Page:** **Book:** **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032899650 FNMA Loan #: 1701155668  
**Trustor:** PAUL VASQUEZ AND JAYA VASQUEZ, HUSBAND AND WIFE  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 2422 SILVA ST, LAKEWOOD, CA 90712  
**Recorded on:** 4/25/2006 **Instrument:** 06 0896276 **Page:** **Book:** **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032900599 FNMA Loan #: 1701155671  
**Trustor:** ANA TREVINO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F A  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 12922 HANWELL AVE, DOWNEY, CA 90242  
**Recorded on:** 4/24/2006 **Instrument:** 06 0884458 **Page:** **Book:** **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

U.S. Bank Loan #: 9032901159 FNMA Loan #: 1701341196  
**Trustor:** JEROME FEE, AN UNMARRIED MAN AND LOIDA STERNER, AN UNMARRIED WOMAN  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 37330 SPRINGFIELD ST, PALMDALE, CA 93552  
**Recorded on:** 5/12/2006 **Instrument:** 06 1054288 **Page:** **Book:** **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

### SCHEDULE "A" TO ASSIGNMENT

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

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**Assignee:** U.S. BANK NATIONAL ASSOCIATION

**U.S. Bank Loan #:** 9032901258 **FNMA Loan #:** 1701572833  
**Trustor:** DEBORAH A ASKEW, AN UNMARRIED WOMAN  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F A  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 523 S TAPER AVE, COMPTON, CA 90220  
**Recorded on:** 4/25/2006 **Instrument:** 06 0896322 **Page:** Book: **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032901407 **FNMA Loan #:** 1701369221  
**Trustor:** MARIA G LUCERO, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 4940 ALCOVE AVE, LOS ANGELES, CA 91607  
**Recorded on:** 5/26/2006 **Instrument:** 06 1166659 **Page:** Book: **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032901969 **FNMA Loan #:** 1701341200  
**Trustor:** DAVID BURKE AND DIANE BURKE, HUSBAND AND WIFE  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 15450 GRAYSTONE AVE, NORWALK, CA 90650  
**Recorded on:** 4/28/2006 **Instrument:** 06 0936263 **Page:** Book: **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032901993 **FNMA Loan #:** 1701172967  
**Trustor:** ENRIQUE GONZALES AND TERESITA GONZALES, HUSBAND AND WIFE  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 11415 216TH ST UNIT NO 3, LAKEWOOD, CA 90715  
**Recorded on:** 4/26/2006 **Instrument:** 06 0911484 **Page:** Book: **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9032902017 **FNMA Loan #:** 1701341032  
**Trustor:** JESUS L. VALDEZ AND ESTHER VALDEZ, HUSBAND AND WIFE  
**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.  
**Trustee:** DSL SERVICE COMPANY  
**Property Address:** 4439 4439 1/2 54TH ST AND 4442-4442 1/2 53RD ST, MAYWOOD, CA 90270  
**Recorded on:** 5/4/2006 **Instrument:** 06 0982521 **Page:** Book: **Certificate:**  
**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**SCHEDULE "A" TO ASSIGNMENT**

**Assignor:** FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF DOWNEY SAVINGS AND LOAN ASSOCIATION, F. A. BY U.S. BANK NATIONAL ASSOCIATION UNDER LIMITED POWER OF ATTORNEY DATED FEBRUARY 3, 2009 RECORDED MARCH 5, 2009 IN DALLAS COUNTY, TEXAS IN DOCUMENT NUMBER 200900065149

**Assignee:** U.S. BANK NATIONAL ASSOCIATION

124

**U.S. Bank Loan #:** 9033116328 **FNMA Loan #:** 1705274032

**Trustor:** MARGARET J CLAY, AN UNMARRIED WOMAN

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 4807 WOODLEY AVE 210, LOS ANGELES, CA 91436

**Recorded on:** 10/26/2007 **Instrument:** 20072426974 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9033116450 **FNMA Loan #:** 1705274989

**Trustor:** VICTORIA L MOORHEAD, A SINGLE WOMAN

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 37939 JANUS DR, PALMDALE, CA 93550

**Recorded on:** 10/12/2007 **Instrument:** 20072335838 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

**U.S. Bank Loan #:** 9033118332 **FNMA Loan #:** 1705864294

**Trustor:** ARMANDO PELAYO AND LESLIE PELAYO, HUSBAND AND WIFE

**Beneficiary:** DOWNEY SAVINGS AND LOAN ASSOCIATION, F.A.

**Trustee:** DSL SERVICE COMPANY

**Property Address:** 9631 HILDRETH AVE, SOUTH GATE, CA 90280

**Recorded on:** 11/8/2007 **Instrument:** 20072510513 **Page:** **Book:** **Certificate:**

**Re-Recorded on:** **Re-Recorded Instrument:** **Re-Recorded Page:** **Re-Recorded Book:** **Re-Recorded Certificate:**

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 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9.00 a.m. and 11.00 a.m., Monday through Friday (Invoice No. 4847726)

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 19093 5 M B 494-3/4

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 2357-020-013  
AKA 4940 N ALCOVE AVE  
LOS ANGELES

Owner.  
LUCERO MARIA G  
17220 BALLINGER ST  
NORTHridge CA, 91325

DATED This 01st Day of June, 2010

CITY OF LOS ANGELES

By   
 Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: April 17, 2015

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2357-020-013**

Last Full Title: **03/08/2015**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA G. LUCERO  
4940 ALCOVE AVE  
VALLEY VILLAGE, CA 91607                      CAPACITY: OWNER
  
- 2). MARIA G. LUCERO  
17220 BALLINGER ST  
NORTHRIDGE, CA 91325                      CAPACITY: OWNER
  
- 3). DOWNEY SAVINGS & LOAN ASSOCIATION, F.A.  
P.O.BOX 6060  
3501 JAMBOREE RD.  
NEWPORT BEACH, CA 92658-6060                      CAPACITY: INTERESTED PARTIES
  
- 4). MARYJO IRWIN  
U.S. BANK NATIONAL ASSOCIATION  
809 S. 60<sup>TH</sup>  
WEST ALLIS, WI 53214 75067                      CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :

4940 ALCOVE AVE, VALLEY VILLAGE, CA 91607-3324



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: LUCERO MARIA G  
 Mailing Address: 4940 ALCOVE AVE, VALLEY VILLAGE CA 91607-3324 C003  
 Vesting Codes: MW / / SE

### Location Information

Legal Description:	TRACT # 19093 LOT 5	APN:	2357-020-013
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1247.00 / 3	Subdivision:	19093
Township-Range-Sect:		Map Reference:	23-B2 /
Legal Book/Page:	494-3	Tract #:	19093
Legal Lot:	5	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	SO	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

Recording/Sale Date:	08/01/2005 / 07/13/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	1817145
Document #:	1817144		

### Last Market Sale Information

Recording/Sale Date:	05/23/1997 /	1st Mtg Amount/Type:	\$205,870 / CONV
Sale Price:	\$257,500	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	
Document #:	778052	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$102.26
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	DOWNEY S&L		
Seller Name:	FRANKLIN LAWRENCE B & MOL		

### 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:	2,518	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	7	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	3 /	Basement Type:		Air Cond:	EVAP COOLER
Year Built / Eff:	1954 / 1959	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE;ADDITION				

### Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	6,392	Lot Width/Depth:	61 x 101	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

### Tax Information

Total Value:	\$341,840	Assessed Year:	2014	Property Tax:	\$4,365.68
Land Value:	\$150,791	Improved %:	56%	Tax Area:	13
Improvement Value:	\$191,049	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$341,840				

**Comparable Summary**

For Property Located At

**4940 ALCOVE AVE, VALLEY VILLAGE, CA 91607-3324****6 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 6**

	Subject Property	Low	High	Average
Sale Price	\$257,500	\$835,000	\$1,449,000	\$1,106,333
Bldg/Living Area	2,518	2,142	2,751	2,411
Price/Sqft	\$102.26	\$304.52	\$606.78	\$464.39
Year Built	1954	1947	2001	1968
Lot Area	6,392	5,251	9,993	7,887
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	2.00	1.00	2.00	1.20
Total Value	\$341,840	\$94,962	\$926,000	\$641,820
Distance From Subject	0.00	0.17	0.50	0.39

\* = user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		4940 ALCOVE AVE	\$257,500	1954	5	3	05/23/1997	2,518	6,392	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	4909 BELLAIRE AVE	\$1,449,000	1964	4	3	08/15/2014	2,388	7,419	0.17
<input checked="" type="checkbox"/>	2	5129 BELLAIRE AVE	\$1,101,000	1954	3	2	02/06/2015	2,266	9,993	0.27
<input checked="" type="checkbox"/>	3	5022 WHITSETT AVE	\$835,000	1947	3	3	01/27/2015	2,742	9,390	0.43
<input checked="" type="checkbox"/>	4	13207 HARTSOOK ST	\$935,000	1963	3	3	07/22/2014	2,142	8,769	0.48
<input checked="" type="checkbox"/>	5	12444 HUSTON ST	\$1,170,000	2001	5	4	11/12/2014	2,751	6,500	0.49
<input checked="" type="checkbox"/>	6	12807 MILBANK ST	\$1,148,000	1979	3	3	03/04/2015	2,177	5,251	0.5

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**4940 ALCOVE AVE, VALLEY VILLAGE, CA 91607-3324****6 Comparable(s) Selected.**

Report Date: 04/14/2015

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$257,500	\$835,000	\$1,449,000	\$1,106,333
Bldg/Living Area	2,518	2,142	2,751	2,411
Price/Sqft	\$102.26	\$304.52	\$606.78	\$464.39
Year Built	1954	1947	2001	1968
Lot Area	6,392	5,251	9,993	7,887
Bedrooms	5	3	5	4
Bathrooms/Restrooms	3	2	4	3
Stories	2.00	1.00	2.00	1.20
Total Value	\$341,840	\$94,962	\$926,000	\$641,820
Distance From Subject	0.00	0.17	0.50	0.39

\* = user supplied for search only

<b>Comp #1</b>		Distance From Subject:0.17 (miles)
<b>Address: 4909 BELLAIRE AVE, VALLEY VILLAGE, CA 91607-3418</b>		
<b>Owner Name: LADENHEIM MARC L &amp; ERICA B</b>		
<b>Seller Name: RPM &amp; TK INVESTMENTS LLC</b>		
<b>APN: 2357-023-026</b>	<b>Map Reference: 23-B2 /</b>	<b>Living Area: 2,388</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1240.00</b>	<b>Total Rooms: 8</b>
<b>Subdivision: 1337</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 4</b>
<b>Rec Date: 08/15/2014</b>	<b>Prior Rec Date: 12/17/2013</b>	<b>Bath(F/H): 3 /</b>
<b>Sale Date: 07/23/2014</b>	<b>Prior Sale Date: 11/21/2013</b>	<b>Yr Built/Eff: 1964 / 1964</b>
<b>Sale Price: \$1,449,000</b>	<b>Prior Sale Price: \$721,000</b>	<b>Air Cond: CENTRAL</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>
<b>Document #: 858117</b>	<b>Acres: 0.17</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$1,159,200</b>	<b>Lot Area: 7,419</b>	<b>Pool:</b>
<b>Total Value: \$721,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>

<b>Comp #2</b>		Distance From Subject:0.27 (miles)
<b>Address: 5129 BELLAIRE AVE, VALLEY VILLAGE, CA 91607-2907</b>		
<b>Owner Name: ROBERTS MATTHEW/DAVIS MARIL</b>		
<b>Seller Name: MACDONALD JOHN S TRUST</b>		
<b>APN: 2357-002-008</b>	<b>Map Reference: 23-B2 /</b>	<b>Living Area: 2,266</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1240.00</b>	<b>Total Rooms: 6</b>
<b>Subdivision: 10749</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>
<b>Rec Date: 02/06/2015</b>	<b>Prior Rec Date: 08/24/2006</b>	<b>Bath(F/H): 2 /</b>
<b>Sale Date: 01/12/2015</b>	<b>Prior Sale Date: 07/25/2006</b>	<b>Yr Built/Eff: 1954 / 1954</b>
<b>Sale Price: \$1,101,000</b>	<b>Prior Sale Price: \$1,008,500</b>	<b>Air Cond:</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>
<b>Document #: 134775</b>	<b>Acres: 0.23</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$880,800</b>	<b>Lot Area: 9,993</b>	<b>Pool: POOL</b>
<b>Total Value: \$926,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: WOOD SHAKE</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>

<b>Comp #3</b>		Distance From Subject:0.43 (miles)
<b>Address: 5022 WHITSETT AVE, VALLEY VILLAGE, CA 91607-3032</b>		
<b>Owner Name: LEVY ILAN &amp; MIRIAM</b>		
<b>Seller Name: HAVENS ROBERTA TRUST</b>		
<b>APN: 2356-023-012</b>	<b>Map Reference: 22-B2 /</b>	<b>Living Area: 2,742</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1240.00</b>	<b>Total Rooms: 6</b>
<b>Subdivision: 11714</b>	<b>Zoning: LARD1.5</b>	<b>Bedrooms: 3</b>
<b>Rec Date: 01/27/2015</b>	<b>Prior Rec Date: 02/17/1987</b>	<b>Bath(F/H): 3 /</b>
<b>Sale Date: 12/22/2014</b>	<b>Prior Sale Date: 01/1987</b>	<b>Yr Built/Eff: 1947 / 1947</b>
<b>Sale Price: \$835,000</b>	<b>Prior Sale Price:</b>	<b>Air Cond:</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type:</b>	<b>Style: CONVENTIONAL</b>
<b>Document #: 94118</b>	<b>Acres: 0.22</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$501,000</b>	<b>Lot Area: 9,390</b>	<b>Pool:</b>
<b>Total Value: \$94,962</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: COMPOSITION SHINGLE</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>

<b>Comp #4</b>		Distance From Subject:0.48 (miles)
<b>Address: 13207 HARTSOOK ST, SHERMAN OAKS, CA 91423-1511</b>		
<b>Owner Name: WEINTRAUB NIAL &amp; ERIN R</b>		
<b>Seller Name: DRINKWATER JOHN</b>		
<b>APN: 2358-002-016</b>	<b>Map Reference: 23-A2 /</b>	<b>Living Area: 2,142</b>
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1247.00</b>	<b>Total Rooms: 7</b>
<b>Subdivision: 1000</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>
<b>Rec Date: 07/22/2014</b>	<b>Prior Rec Date: 06/21/2002</b>	<b>Bath(F/H): 3 /</b>
<b>Sale Date: 07/07/2014</b>	<b>Prior Sale Date: 06/20/2002</b>	<b>Yr Built/Eff: 1963 / 1971</b>
<b>Sale Price: \$935,000</b>	<b>Prior Sale Price: \$565,000</b>	<b>Air Cond: CENTRAL</b>
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>
<b>Document #: 753769</b>	<b>Acres: 0.20</b>	<b>Fireplace: Y / 1</b>
<b>1st Mtg Amt: \$724,000</b>	<b>Lot Area: 8,769</b>	<b>Pool:</b>
<b>Total Value: \$680,882</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: GRAVEL &amp; ROCK</b>
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>

<b>Comp #5</b>		<b>Distance From Subject:0.49 (miles)</b>	
<b>Address: 12444 HUSTON ST, VALLEY VILLAGE, CA 91607-3518</b>			
<b>Owner Name: WATKINS WILLIAM &amp; CHAWN TRUST</b>			
<b>Seller Name: DANIEL SUNIL &amp; BAY</b>			
<b>APN: 2356-028-023</b>	<b>Map Reference: /</b>	<b>Living Area: 2,751</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1240.00</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 7974</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 5</b>	
<b>Rec Date: 11/12/2014</b>	<b>Prior Rec Date: 06/27/2011</b>	<b>Bath(F/H): 4 /</b>	
<b>Sale Date: 10/01/2014</b>	<b>Prior Sale Date: 05/31/2011</b>	<b>Yr Built/Eff: 2001 / 2001</b>	
<b>Sale Price: \$1,170,000</b>	<b>Prior Sale Price: \$770,000</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>	
<b>Document #: 1198338</b>	<b>Acres: 0.15</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$895,000</b>	<b>Lot Area: 6,500</b>	<b>Pool:</b>	
<b>Total Value: \$804,743</b>	<b># of Stories: 1</b>	<b>Roof Mat:</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>	

<b>Comp #6</b>		<b>Distance From Subject:0.5 (miles)</b>	
<b>Address: 12807 MILBANK ST, STUDIO CITY, CA 91604-1354</b>			
<b>Owner Name: STASSEN DAVID/ATKINS BETH</b>			
<b>Seller Name: GOLDINGS LAWRENCE S</b>			
<b>APN: 2362-018-045</b>	<b>Map Reference: 23-B3 /</b>	<b>Living Area: 2,177</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 1434.00</b>	<b>Total Rooms: 7</b>	
<b>Subdivision:</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 03/04/2015</b>	<b>Prior Rec Date: 10/10/2001</b>	<b>Bath(F/H): 3 /</b>	
<b>Sale Date: 02/04/2015</b>	<b>Prior Sale Date: 08/29/2001</b>	<b>Yr Built/Eff: 1979 / 1979</b>	
<b>Sale Price: \$1,148,000</b>	<b>Prior Sale Price: \$517,500</b>	<b>Air Cond: CENTRAL</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: CONVENTIONAL</b>	
<b>Document #: 233342</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$918,400</b>	<b>Lot Area: 5,251</b>	<b>Pool:</b>	
<b>Total Value: \$623,336</b>	<b># of Stories: 2.00</b>	<b>Roof Mat: WOOD SHAKE</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>Parking: PARKING AVAIL</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **JOHN MATTILLO**

Date: April 17, 2015

JOB ADDRESS: **4940 NORTH ALCOVE AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **2357-020-013**

CASE#: **282182**

ORDER NO: **A-2207360**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 10, 2009**

COMPLIANCE EXPECTED DATE: **June 30, 2009**

DATE COMPLIANCE OBTAINED: **June 07, 2010**

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-2207360

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

ANDREW A. ADELMAN, P.E.  
GENERAL MANAGER

RAYMOND CHAN  
EXECUTIVE OFFICER

SUBSTANDARD ORDER

LUCERO, MARIA G  
4940 ALCOVE AVE  
VALLEY VILLAGE, CA 91607

CASE #: 282182

ORDER #: A-2207360

EFFECTIVE DATE: June 10, 2009

COMPLIANCE DATE: June 30, 2009

On JUN 05 2009 the  
undersigned <sup>Date</sup> provided this notice by  
regular mail postage prepaid, to  
the addressee as shown on the last  
equalized assessment roll.

Signature

OWNER OF  
SITE ADDRESS: 4940 N ALCOVE AVE  
ASSESSORS PARCEL NO.: 2357-020-013  
ZONE: R1; One-Family Zone

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

VIOLATION(S):

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

You are therefore ordered to:

- 1) Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.
- 2) Demolish and remove all construction work performed without the required permit(s).
- 3) Restore the building(s) or portion(s) thereof to its originally approved condition.

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

Location: Attached Garage

2. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

Location: Attached Garage

3. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

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



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

104100120098222

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

**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.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

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

**PENALTY WARNING:**

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

**INVESTIGATION FEE REQUIRED:**

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

**APPEAL PROCEDURES:**

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

**NOTIFICATION OF THE HOUSING DEPARTMENT:**

The Department of Building and Safety is required by law to refer to the Housing Department any building containing an untenable residential unit. Failure to correct the deficiencies noted on this order will subject this property and units to inclusion in the City of Los Angeles Rent Reduction Program and Rent Escrow Account Program. Section 152.03 and 151.06.5 L.A.M.C.

- If you have any questions or require any additional information please feel free to contact me at (213)252-3048.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector:

  
JACK MATTILLO  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3048

Date: June 04, 2009

  
REVIEWED BY