

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 18, 2015

Council District: # 10

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

JOB ADDRESS: **4250 SOUTH 9TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5023-014-028**

On October 08, 2006, 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: **4250 South 9th 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)	384.24
Title Report fee	42.00
Grand Total	\$ 776.24

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 **\$776.24** 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 **\$776.24** 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

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



5711 W. SLAUSON AVE., SUITE 170
 CULVER CITY, CA 90230
 Phone 310-649-2020 310-649-0030 Fax

Property Title Report

Work Order No. T11416
 Dated as of: 05/02/2015

Prepared for: City of Los Angeles

SCHEDULE A
 (Reported Property Information)

APN #: 5023-014-028

Property Address: 4250 S 9TH AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed
Grantee : Jude Nwankwo, a single man
Grantor : Leonard I. Anebere, an unmarried man
Deed Date : 9/18/2013
Recorded : 9/20/2013

Instr No. : 20131374487

MAILING ADDRESS: Jude Nwankwo,
 4250, 9th Avenue, Los Angeles, CA 90008.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

All of Lot 424, except the South 16.5 feet and all of Lot 425, except the North 42 feet thereof of Tract 9741, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 138, Pages 16 to 19 of inclusive of Maps in the office of the County recorder of said County.

Assessor's Parcel No: 5023-014-028

MORTGAGES/LIENS

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

Amount : \$500,000.00

Dated : 1/23/2006

Trustor : Jude Nwankwo

Trustee : Long Beach Mortgage Company

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. SLAUSON AVE., SUITE 170
CULVER CITY, CA 90230
Phone 310-649-2020 310-649-0030 Fax

Work Order No. T11416

SCHEDULE B (Continued)

Beneficiary : Long Beach Mortgage Company

Recorded : 1/31/2006

Instr No. : 06 0223743

Maturity Date is: 2/1/2046

MAILING ADDRESS: Long Beach Mortgage Company,
1400 S. Douglass Rd, Suite 100, Anaheim, CA 92806.

MAILING ADDRESS: Long Beach Mortgage Company,
1400 S. Douglass Rd, Suite 100, Anaheim, CA 92806.

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust
2006-2 all beneficial interest under that certain Deed of Trust dated January 23, 2006

Recorded : 8/23/2011

Instr No. : 20111138016

MAILING ADDRESS: Deutsche Bank National Trust Company, not shown

A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:

Trustee : California Reconveyance Company

Recorded : 10/30/2009

Instr No. : 20091645088

MAILING ADDRESS: California Reconveyance Company,
9200 Oakdale Avenue CA2-4379, Chatsworth CA 91311.

1/12/05

RECORDING REQUESTED BY

GATEWAY TITLE COMPANY
AND WHEN RECORDED MAIL THE CAMB TAX STATEMENTS TO:

NAME Jude Nwankwo
ADDRESS 4250 9th Avenue
CITY & STATE Los Angeles, CA. 90008

05 0082348

Title Order No. 6009130-16
Escrow No. 1048-SF
Assessor's Parcel No. 5023-014-028
Date November 30, 2004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

(44) (80)

The undersigned declares that the documentary transfer tax is \$456.50 and is computed on the full value of the interest or ~~property conveyed~~. The property is located in the city of Los Angeles. 1876.50 city

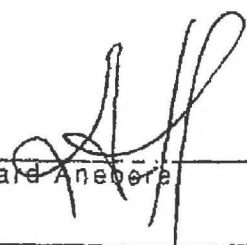
FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Leonard Anebere, an unmarried man

does hereby GRANT to

Jude Nwankwo, a single man

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

All of Lot 424, except the South 16.5 feet and all of Lot 425, except the North 42 feet thereof of Tract No. 9741; in the City of Los Angeles, County Los Angeles, State of California, as per map recorded in Book 138, Pages 16 to 19 inclusive of Maps, in the office of the County Recorder of said county.

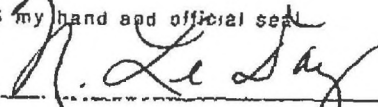


Leonard Anebere


RECORDER'S MEMO:
LEGIBLE COPY ATTACHED HERETO

STATE OF CALIFORNIA,
COUNTY OF LOS ANGELES } ss.

On November 30, 2004 before me, the undersigned Notary Public in and for said State, personally appeared Leonard Anebere, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal

Signature _____

FOR NOTARY SEAL OR STAMP


N. LE DAY
Comm. # 1406244
NOTARY PUBLIC - CALIFORNIA
Los Angeles County
My Comm. Expires March 18, 2007

1/12/05

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND TAX STATEMENTS TO

NAME Jude Nwankwo
ADDRESS 4250 9th Avenue
CITY & STATE Los Angeles, CA. 90008

Title Order No. 6009130-16
Escrow No. 1048-SF
Assessor's Parcel No. 5023-014-028
Date December 1, 2004

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned declares that the documentary transfer tax is ~~\$428.00~~ and is computed on the full value of the interest or property conveyed. The property is located in the city of Los Angeles.

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

Leonard Anebereg, an unmarried man

does hereby GRANT to

Jude Nwankwo, a single man

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

All of Lot 424, except the South 16.5 feet and all of Lot 425, except the North 42 feet thereof of Tract No. 9741, in the City of Los Angeles, County Los Angeles, State of California, as per map recorded in Book 138, Pages 16 to 19 inclusive of Maps, in the office of the County Recorder of said county.

Leonard Anebereg

STATE OF CALIFORNIA,
COUNTY OF _____ } SS

On _____ before me, the undersigned Notary Public in and for said State, personally appeared Leonard Anebereg, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity on behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Signature _____



MAIL TAX STATEMENTS AS DIRECTED ABOVE

SSSI 270A REV 7/04

05 0082348

4

05 0082348

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

1/12/05
DATE


SIGNATURE

NORWALK
PLACE OF EXECUTION

2

RECORDING REQUESTED BY

LEONARD I ANEBERE

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

NAME LEONARD I ANEBERE
STREET ADDRESS 4250 9TH AVENUE
CITY, STATE & ZIP CODE LOS ANGELES, CA 90008
TITLE ORDER NO ESCROW NO



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

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.

Signature of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is acknowledged, I (We), JUDE NWANKWO, A SINGLE MAN DOES HEREBY
NAME OF GRANTOR(S)

grant to LEONARD I ANEBERE, AN UNMARRIED MAN

all that real property situated in the City of Los Angeles (NAME OF GRANTEE(S)) (or in an unincorporated area of)
LOS ANGELES County, CALIFORNIA described as follows (insert legal description)
NAME OF COUNTY STATE

4250 9TH AVENUE LOS ANGELES, CALIFORNIA 90008 LEGALLY DESCRIBED AS LOT 424 EXCEPT THE SOUTH 16.5 FEET AND ALL OF LOT 425, EXCEPT THE NORTH 42 FEET THEREOF TRACT NO. 9741, IN THE CITY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 138, PAGES 16 TO 19, INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY APN 5023-014-028

Assessor's parcel No APN 5023-014-028

Executed on October 29, 2010 at Los Angeles California
CITY AND STATE

STATE OF California SIGNATURE
COUNTY OF Los Angeles SIGNATURE

On 10/29/2010 before me, George Leon Bowers, a Notary Public,

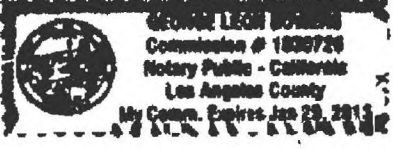
RIGHT THUMBPRINT (Optional)



personally appeared 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

George Leon Bowers
SIGNATURE OF NOTARY (SEAL)



CAPACITY CLAIMED BY SIGNER(S)
 INDIVIDUAL(S)
 CORPORATE
OFFICER(S)
 PARTNER(S) (TITLE)
 LIMITED
 GENERAL
 ATTORNEY IN FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER

MAIL TAX STATEMENTS TO 4250 9th Ave, LA CA 90008
4250 9th Ave, LA CA 90008

SIGNER IS REPRESENTING
Type of Person or Entity

State of California

County of Los Angeles

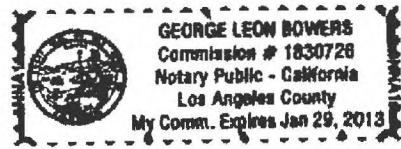
On October 29, 2010 before me, George Leon Bowers, Notary Public
(Insert Name of Notary Public and Title)
personally appeared Jude Nwankwo

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 *George Leon Bowers* (Seal)



RECORDING REQUESTED BY:

WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

JUDE NWANKWO
4250 9TH AVENUE
LOS ANGELES, CA 90008

APN: 5023-014-028

THIS SPACE FOR RECORDER'S USE ONLY

GRANT DEED

The undersigned Grantor(s) declare(s) that the **DOCUMENTARY TRANSFER TAX IS: \$0.00**

___ computed on the full value of the interest of property conveyed, or

___ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

xxxOR transfer is EXEMPT from tax for the following reason: This is a bonafide gift and the Grantor received nothing in return, R&T 11911.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, LEONARD I. ANEBERE, an Unmarried Man.

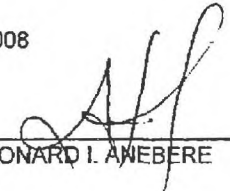
HEREBY GRANT(S) to JUDE NWANKWO, a Single Man

All that real property situated in the City of LOS ANGELES, County of Los Angeles, State of CA, described as:
AS PER EXHIBIT "A" ATTACHED HERETO.

Commonly Known As: 4250 9TH AVENUE, LOS ANGELES, CA 90008

Dated: September 18, 2013

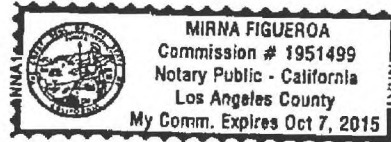
STATE OF CALIFORNIA }
COUNTY OF Los Angeles }



LEONARD I. ANEBERE

On September 20, 2013, before me,
Mirna Figueroa a notary public
personally appeared Leonard I. Anebere,

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)

MAIL TAX STATEMENT AS DIRECTED ABOVE

RECORDING REQUESTED BY
FIRST AMERICAN TITLE INSURANCE COMPANY

1/31/06

Recording Requested By:
LONG BEACH MORTGAGE COMPANY

06 0223743

2

Return To:
P.O. BOX 201085
STOCKTON, CA 95202

LOAN NO. 6655078-7911

Prepared By

2837387
5023.014.028

[Space Above This Line For Recording Data]

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 January 23, 2006, together with all Riders to this document.

(B) "Borrower" is

JUDE NWANKWO, A SINGLE MAN

Borrower's address is 4250 9TH AVENUE,
LOS ANGELES, CA 90008

Borrower is the trustor under this Security Instrument.

(C) "Lender" is LONG BEACH MORTGAGE COMPANY

Lender is a Corporation organized and existing under the laws of the State of Delaware

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

Form 3005 1/01

VMP-6(CA) (0207)

Page 1 of 15

Initials J.F.N

VMP MORTGAGE FORMS - (800)521 7281

TDCA01 (04/02/04) PC



1/31/06

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Lender's address is 1400 S. DOUGLASS RD , SUITE 100,
ANAHEIM, CA 92806

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is LONG BEACH MORTGAGE COMPANY

(E) "Note" means the promissory note signed by Borrower and dated January 23, 2006 .
The Note states that Borrower owes Lender

Five Hundred Thousand and no/100----- Dollars
(U.S. \$ 500,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic

Payments and to pay the debt in full not later than February 1, 2046 .

(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]

(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

12418 -6(CA) (0207)
TDCAD2 (04/02/04) FC

Page 2 of 15

initials JEN

Form 3005 1/01

Loan No. 6655078-7911

06 0223743

1/31/06

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]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF **EXHIBIT "A"**

Parcel ID Number: 5023-014-028
4250 9TH AVENUE
LOS ANGELES
("Property Address"):

which currently has the address of
(Street)
(City), California 90008 (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.

UAD-6(CA) 102071
TDCAB3 (04/02/04) PC

Page 3 of 15

Initials **J.F.N**

Form 3005 1/01

Loan No. 6655078-7911

06 0223743

1/31/06

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.

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JUDE NWANKWO  (Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

06 0223743

1/31/06

16

State of California
County of Los Angeles

On January 24, 2006

before me,

Lorena Lee Christie, ss. Notary Public
personally appeared

Jude Nwankwo

, 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] (Seal)



06 0223743

1/31/06

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FIXED/ADJUSTABLE RATE RIDER
(LIBOR Index - Rate Caps)

THIS FIXED/ADJUSTABLE RATE RIDER is made on this **23rd** day of **January**, **2006**, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Fixed/Adjustable Rate Note (the "Note") to :

LONG BEACH MORTGAGE COMPANY
(the "Lender") of the same date and covering the property described in the Security Instrument and located at:

4250 9TH AVENUE
LOS ANGELES, CA 90008

[Property Address]

THE NOTE PROVIDES FOR A CHANGE IN THE BORROWER'S FIXED INTEREST RATE AND TO AN ADJUSTABLE INTEREST RATE. THE NOTE LIMITS THE AMOUNT THE BORROWER'S ADJUSTABLE RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

ADDITIONAL COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADJUSTABLE RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial fixed interest rate of **7.450** %. The Note also provides for a change in the initial fixed rate to an adjustable interest rate, as follows:

1. ADJUSTABLE INTEREST RATE AND MONTHLY PAYMENT CHANGES

(a) Change Dates

The initial fixed interest rate will change to an adjustable interest rate on the first day of **February**, **2008**, and on the first day of the month every 6th month thereafter. Each date on which the adjustable interest rate could change is called a "Change Date."

(b) The Index

Beginning with the first Change Date, the interest rate will be based on an Index. The "Index" is the average of the London interbank offered rates for six month dollar deposits in the London market based on quotations at five major banks ("LIBOR"), as set forth in the "Money Rates" section of *The Wall Street Journal*, or if the Money Rates section ceases to be published or becomes unavailable for any reason, then as set forth in a comparable publication selected by the Lender. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

(c) Calculation of Changes

Before each Change Date, the Lender will calculate my new interest rate by adding **Four and Ninety Nine Hundredths** percentage point(s) (**4.990** %) to the Current Index. The Lender will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 1(d) on the following page, this rounded amount will be the new interest rate until the next Change Date.

Fixed/Adjustable Rate Rider - Libor

 **1956016** (9510)
19560161 (05/03/04) PC

Page 1 of 3
ELECTRONIC LASER FORMS, INC. (800)327-0545

Loan No. 6655078-7911

06 0223743

1/31/06

The Lender will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal balance as of the Change Date in full on the Maturity Date at the new interest rate in substantially equal payments. The result of this calculation will be the new monthly payment.

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(d) Limits on Interest Rate Changes

The interest rate at the first Change Date will not be greater than **9.450** % or less than **7.450** %. Thereafter, the adjustable interest rate will never be increased or decreased on any single Change Date by more than **One** percentage points (**1.000** %) from the rate of interest applicable during the preceding 6 months. The adjustable interest rate will never be greater than **13.450** %, which is called the "Maximum Rate" or less than **7.450** % which is called the "Minimum Rate".

(e) Effective Date of Changes

Each new adjustable interest rate will become effective on each Change Date. The amount of each new monthly payment will be due and payable on the first monthly payment date after the Change Date until the amount of the monthly payment changes again.

(f) Notice of Changes

The Lender will deliver or mail a notice of any changes in the adjustable interest rate and the amount of the new monthly payment to the Borrower before the effective date of any change. The notice will include information required by law to be given to the Borrower and also the title and telephone number of a person who will answer any questions regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

1. Until Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 17 of the Security Instrument provides as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if exercise is prohibited by federal law as of the date of this Security Instrument.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

2. When Borrower's initial fixed interest rate changes to an adjustable interest rate under the terms stated in Section A above, Uniform Covenant 17 of the Security Instrument contained in Section B(1) above shall then cease to be in effect, and Uniform Covenant 17 of the Security Instrument shall be amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. If all or any part of the Property or any interest in it is sold or transferred (or if a beneficial interest in Borrower is sold or transferred and Borrower is not a natural person) without Lender's prior written consent, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if

Fixed/Adjustable Rate Rider - Libor

 -1958016 (9510)

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19580162 (05/03/04) PC

Loan No. 6655078-7911

06 0223743

1/31/06

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exercise is prohibited by federal law as of the date of this Security Instrument. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by applicable law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender also may require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and Security Instrument unless Lender releases Borrower in writing.

If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Fixed/Adjustable Rate Rider.

JUDE NWANKWO (Seal) _____ (Seal)
-Borrower -Borrower

(Seal) _____ (Seal)
-Borrower -Borrower

[Sign Original Only]

Fixed/Adjustable Rate Rider - Libor

 1956016 (9510)

Page 3 of 3

19560163 (05/03/04) PC

Loan No. 6655078-7911

06 0223743

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311



2

Space above this line for recorder's use only

Trustee Sale No. 239485CA Loan No. 0697347532 Title Order No. 240570

SUBSTITUTION OF TRUSTEE

WHEREAS, JUDE NWANKWO, A SINGLE MAN, was the original Trustor, LONG BEACH MORTGAGE COMPANY, was the original Trustee, and LONG BEACH MORTGAGE COMPANY, was the original Beneficiary under that certain Deed of Trust dated 01/23/2006, Recorded 01/31/2006, Book , Page , Instrument 06 0223743 of official records in the office of the Recorder of LOS ANGELES County, California, and

APN: 5023-014-028 Situs: 4250 9TH AVENUE, , LOS ANGELES, CA 90008

WHEREAS, Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-2, the undersigned, is the present Beneficiary under said Deed of Trust, and,

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in the place of and stead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes CALIFORNIA RECONVEYANCE COMPANY, 9200 Oakdale Avenue CA2-4379, Chatsworth, CA 91311, as Trustee of Said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number indicates the plural.

DATE: October 29, 2009

Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-2 by JPMorgan Chase Bank, National Association, as attorney-in-fact

Colleen Irby, Officer

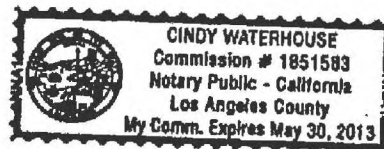
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On October 29, 2009 before me, CINDY WATERHOUSE, "Notary Public" personally appeared Colleen Irby, 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 Cindy Waterhouse (Seal)



9

RECORDING REQUESTED BY:
JPMorgan Chase Bank, National Association, as
Successor-in-Interest to Washington Mutual Bank, as
Successor-in-Interest to Long Beach Mortgage Company
by Operation of Law

PREPARED BY AND WHEN
RECORDED MAIL TO:
Pite Duncan, LLP
4375 Jutland Drive, Suite 200
P.O. Box 17933
San Diego, CA 92177-0933
(858) 750-7700

APN 5023-014-028
Property Address: 4250 9th Avenue, Los Angeles, CA 90008

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Trust 2006-2 all beneficial interest under that certain Deed of Trust dated January 23, 2006, executed by Jude Nwankwo, a single man, to Long Beach Mortgage Company as trustee, for Long Beach Mortgage Company, as beneficiary, and recorded as Instrument No. 06 0223743 on January 31, 2006, in the State of California, Los Angeles County Recorder's Office.

Dated: 8/9/11

JPMorgan Chase Bank, National Association, as
Successor-in-Interest to Washington Mutual Bank, as
Successor-in-Interest to Long Beach Mortgage
Company by Operation of Law
By: *[Signature]*
Name: Wanda Chapman
Title: Net President

State of SC)
County of Florence) ss.

On Aug 10, 2011 before me, T J Schmidt, a Notary Public in
and for said state, personally appeared Wanda Chapman, 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

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

WITNESS my hand and official seal.

[Signature]
Notary Public



000018-224526214.001-P

EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **4250 SOUTH 9TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5023-014-028**

Date: **May 18, 2015**

Last Full Title: **05/02/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

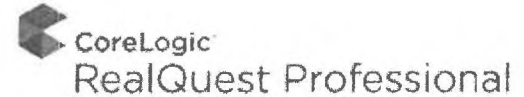
- 1). JUDE NWANKWO
4250 9TH AVE.
LOS ANGELES, CA 90008 CAPACITY: OWNER

- 2). LONG BEACH MORTGAGE CO.
1400 S. DOUGLASS RD., SUITE 100
ANAHEIM, CA 92806 CAPACITY: INTERESTED PARTIES

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

Property Detail Report

For Property Located At :
4250 9TH AVE, LOS ANGELES, CA 90008-5208



For Sale

Owner Information

Owner Name: **NWANKWO JUDE**
 Mailing Address: **4250 9TH AVE, LOS ANGELES CA 90008-5208 C032**
 Vesting Codes: **//**

Location Information

Legal Description:	TRACT NO 9741 N 33.5 FT OF LOT 424 AND S 8 FT OF LOT 425		
County:	LOS ANGELES, CA	APN:	5023-014-028
Census Tract / Block:	2343.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	9741
Legal Book/Page:	138-16	Map Reference:	51-C2 /
Legal Lot:	425	Tract #:	9741
Legal Block:		School District:	LOS ANGELES
Market Area:	PHHT	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	09/20/2013 / 09/18/2013	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1374487		

Last Market Sale Information

Recording/Sale Date:	01/12/2005 / 11/30/2004	1st Mtg Amount/Type:	\$332,000 / CONV
Sale Price:	\$415,000	1st Mtg Int. Rate/Type:	6.81 / ADJ
Sale Type:	FULL	1st Mtg Document #:	82349
Document #:	82348	2nd Mtg Amount/Type:	\$83,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/ FIXED
Transfer Document #:		Price Per SqFt:	\$197.15
New Construction:		Multi/Split Sale:	
Title Company:	GATEWAY TITLE CO.		
Lender:	AAMES HM LNS		
Seller Name:	ANEBERE LEONARD		

Prior Sale Information

Prior Rec/Sale Date:	04/20/1998 / 03/09/1998	Prior Lender:	ACCUBANC MTG
Prior Sale Price:	\$184,000	Prior 1st Mtg Amt/Type:	\$174,705 / CONV
Prior Doc Number:	651382	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	
Living Area:	2,105	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:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1929 / 1931	Roof Type:		Style:	SPANISH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	GOOD
# of Stories:	2.00	Roof Material:	TILE	Condition:	GOOD
Other Improvements:	FENCE;FENCED YARD				

Site Information

Zoning:	LAR1	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,179	Lot Width/Depth:	42 x 100	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$496,000	Assessed Year:	2014	Property Tax:	\$6,256.03
Land Value:	\$400,000	Improved %:	19%	Tax Area:	68
Improvement Value:	\$96,000	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$496,000				

Comparable Sales Report

For Property Located At

4250 9TH AVE, LOS ANGELES, CA 90008-5208



6 Comparable(s) Selected.

Report Date: 05/18/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$415,000	\$466,000	\$632,000	\$524,667
Bldg/Living Area	2,105	1,808	2,224	1,998
Price/Sqft	\$197.15	\$216.80	\$320.80	\$264.06
Year Built	1929	1937	1950	1941
Lot Area	4,179	5,999	7,497	6,682
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	2	2	2
Stories	2.00	1.00	2.00	1.17
Total Value	\$496,000	\$78,952	\$494,233	\$243,945
Distance From Subject	0.00	0.35	0.49	0.43

*= user supplied for search only

Comp #:1		Distance From Subject:0.35 (miles)	
Address: 4021 WELLAND AVE, LOS ANGELES, CA 90008-2742			
Owner Name: MILTON EDDIE			
Seller Name: CANDLER DEBRA J			
APN: 5034-003-002	Map Reference: 51-C1 /	Living Area: 2,021	
County: LOS ANGELES, CA	Census Tract: 2340.00	Total Rooms: 6	
Subdivision: 10960	Zoning: LAR1	Bedrooms: 3	
Rec Date: 12/15/2014	Prior Rec Date: 01/13/1995	Bath(F/H): 2 /	
Sale Date: 10/06/2014	Prior Sale Date:	Yr Built/Eff: 1937 / 1938	
Sale Price: \$466,000	Prior Sale Price: \$185,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 1356255	Acres: 0.14	Fireplace: Y / 1	
1st Mtg Amt: \$419,400	Lot Area: 6,073	Pool:	
Total Value: \$494,233	# of Stories: 1.00	Roof Mat: TILE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.39 (miles)	
Address: 4010 HEPBURN AVE, LOS ANGELES, CA 90008-2737			
Owner Name: WILSHIRE INVESTMENT GROUP LLC			
Seller Name: MALRY GLORIA B			
APN: 5034-007-048	Map Reference: 51-C1 /	Living Area: 2,191	
County: LOS ANGELES, CA	Census Tract: 2340.00	Total Rooms: 7	
Subdivision: 10960	Zoning: LAR1	Bedrooms: 3	
Rec Date: 02/27/2015	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 02/26/2015	Prior Sale Date:	Yr Built/Eff: 1948 / 1950	
Sale Price: \$475,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONTEMPORARY	
Document #: 218314	Acres: 0.14	Fireplace: Y / 2	
1st Mtg Amt:	Lot Area: 5,999	Pool: POOL	
Total Value: \$78,952	# of Stories: 2.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.43 (miles)	
Address: 4016 CHERRYWOOD AVE, LOS ANGELES, CA 90008-2647			
Owner Name: WINTER SAMUEL A/CHEN AMANDA E			
Seller Name: MODERN REDEVELOPMENT LLC			
APN: 5033-016-053	Map Reference: 51-C1 /	Living Area: 2,224	
County: LOS ANGELES, CA	Census Tract: 2342.00	Total Rooms: 8	
Subdivision: 9705	Zoning: LAR1	Bedrooms: 4	
Rec Date: 03/06/2015	Prior Rec Date: 05/30/2014	Bath(F/H): 2 /	
Sale Date: 03/04/2015	Prior Sale Date: 05/16/2014	Yr Built/Eff: 1937 / 1946	
Sale Price: \$632,000	Prior Sale Price: \$390,000	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: SPANISH	
Document #: 246947	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt: \$505,600	Lot Area: 7,497	Pool: POOL	
Total Value: \$89,406	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:4		Distance From Subject:0.43 (miles)	
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Address:	3981 WELLAND AVE, LOS ANGELES, CA 90008-2740		
Owner Name:	DILLARD ERNEST C & CYNTHIA B		
Seller Name:	JONES TASHA N		
APN:	5034-003-010	Map Reference:	51-C1 /
County:	LOS ANGELES, CA	Census Tract:	2340.00
Subdivision:	10960	Zoning:	LAR1
Rec Date:	04/28/2015	Prior Rec Date:	12/01/2004
Sale Date:	04/16/2015	Prior Sale Date:	10/08/2004
Sale Price:	\$477,000	Prior Sale Price:	\$575,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	477262	Acres:	0.14
1st Mtg Amt:	\$468,360	Lot Area:	6,098
Total Value:	\$488,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,887
		Total Rooms:	7
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1937 / 1940
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	TILE
		Parking:	PARKING AVAIL

Comp #:	5	Distance From Subject:	0.47 (miles)
Address:	4015 DEGNAN BLVD, LOS ANGELES, CA 90008-2648		
Owner Name:	CARPENTER EVA F		
Seller Name:	CUNNINGHAM C A L TRUST		
APN:	5033-006-029	Map Reference:	51-C1 /
County:	LOS ANGELES, CA	Census Tract:	2342.00
Subdivision:	9705	Zoning:	LAR1
Rec Date:	09/25/2014	Prior Rec Date:	09/17/1993
Sale Date:	09/04/2014	Prior Sale Date:	
Sale Price:	\$518,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1015759	Acres:	0.17
1st Mtg Amt:	\$466,000	Lot Area:	7,194
Total Value:	\$231,527	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,855
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1942
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:	0.49 (miles)
Address:	3476 OLYMPIAD DR, VIEW PARK, CA 90043-1123		
Owner Name:	ALLEN WARRET T & MYRTISTEEN G		
Seller Name:	FM MARKETING & PROPERTIES LLC		
APN:	5013-012-024	Map Reference:	51-C2 /
County:	LOS ANGELES, CA	Census Tract:	7032.00
Subdivision:	8175	Zoning:	LCR1*
Rec Date:	04/22/2015	Prior Rec Date:	08/04/2014
Sale Date:	01/21/2015	Prior Sale Date:	07/23/2014
Sale Price:	\$580,000	Prior Sale Price:	\$423,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	447859	Acres:	0.17
1st Mtg Amt:	\$463,200	Lot Area:	7,230
Total Value:	\$81,552	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,808
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1953
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**
JOB ADDRESS: **4250 SOUTH 9TH AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5023-014-028**

Date: **May 18, 2015**

CASE#: **97438**
ORDER NO: **A-1235593**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 10, 2006**
COMPLIANCE EXPECTED DATE: **October 08, 2006**
DATE COMPLIANCE OBTAINED: **May 10, 2008**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-1235593

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

PEDRO BIRBA
VICE-PRESIDENT

VAN AMBATIELOS
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

ORDER TO COMPLY

NWANKWO, JUDE
4250 9TH AVE
LOS ANGELES, CA 90008

CASE #: 97438
ORDER #: A-1235593
EFFECTIVE DATE: July 10, 2006
COMPLIANCE DATE: October 08, 2006

OWNER OF
SITE ADDRESS: 4250 S 9TH AVE
ASSESSORS PARCEL NO.: 5023-014-028
ZONE: R1; One-Family Zone

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

Further investigation of the property (Site Address) listed above has revealed that there are additional violations of the Los Angeles Municipal Code (L.A.M.C.). Following is a current list of violations:

VIOLATION(S):

1. Maintenance and repair of existing building.

You are therefore ordered to: 1) Maintain all water supply lines to kitchen and bathroom fixture so as to provide at least one gallon per minute rate of water flow, of at least 100 degrees F.

Code Section(s) in Violation: 91.8104.10.1 of the L.A.M.C.

Location: KITCHEN AND BATHROOM

Comments: WATER PRESSURE MUST BE MAINTAINED TO PROVIDE 1 GALLON A MINUTE

2. Maintenance and repair of existing building.

You are therefore ordered to: 1) Maintain all water supply lines to kitchen and bathroom fixture so as to provide at least one gallon per minute rate of water flow, of at least 100 degrees F.

Code Section(s) in Violation: 91.8104.10.1 of the L.A.M.C.

Location: KITCHEN AND BATHROOMS

Comments: WATER PRESSURE MUST BE MAINTAINED TO PROVIDE 1 GALLON A MINUTE

3. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition. Broken or cracked glass or plastics shall be replaced. Torn, worn or broken screens shall be repaired, replaced or removed, unless removal is otherwise prohibited by the Code.



CODE ENFORCEMENT BUREAU

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

www.ladbs.org

Code Section(s) in Violation: 91.8104.5.1 of the L.A.M.C.
Location: REAR BEDROOM
Comments: REPAIR ALL BROKEN WINDOWS.

4. Maintenance and repair of existing building and premises.

You are therefore ordered to: 1) Maintain all doors, windows, cabinets, frames and similar finishes in a clean and sanitary condition. Broken or cracked glass or plastics shall be replaced. Torn, worn or broken screens shall be repaired, replaced or removed, unless removal is otherwise prohibited by the Code.

Code Section(s) in Violation: 91.8104.5.1 of the L.A.M.C.
Location: REAR BEDROOM
Comments: REPAIR ALL BROKEN WINDOWS

5. Not complying with code.

You are therefore ordered to: 1) No person shall install, operate or maintain electrical systems or equipment which do not comply with all of the applicable provisions of this Code.

Code Section(s) in Violation: 93.0104 of the L.A.M.C.
Comments: WIRING AT MAIN SERVICE PANEL IS NOT APPROVED

6. Plumbing not installed per code.

You are therefore ordered to:
Code Section(s) in Violation: 94.310.4 of the L.A.M.C.
Location: SOUTHSIDE OF DWELLING (DRIVEWAY)
Comments: CLEANOUTS MUST BE CAPPED

7. Vent termination and flashing.

You are therefore ordered to: 1) Provide a vent termination that extends through its flashing and
2) Is at least 6 inches above the roof and
3) Is at least 12 inches from any vertical surface.

Code Section(s) in Violation: 94.906.1 of the L.A.M.C.
Comments: DRYER VENT NOT PROPERLY TERMINATED

8. Mechanical system not in good condition.

You are therefore ordered to:
Code Section(s) in Violation: 95.104.4, 95.301 of the L.A.M.C.
Location: KITCHEN
Comments: OVEN DOES NOT WORK

9. Mechanical system not in good condition.

You are therefore ordered to:
Code Section(s) in Violation: 95.104.4, 95.301 of the L.A.M.C.
Location: KITCHEN
Comments: COOK TOP NOT OPERATING PROPERLY

1010510200999999



10. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104 and 91.8104.2 of the L.A.M.C.

Location: GARAGE

PENALTY WARNING:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

NON-COMPLIANCE FEE WARNING:

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 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 NOTICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE.

If you have any questions or require any additional information please feel free to contact me at (323)789-2789.

Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: _____

Date: July 10, 2006

ANSEL RODRIQUES
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2789

REVIEWED BY _____



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