

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

July 07, 2015

Council District: # 9

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

JOB ADDRESS: **5621 SOUTH FORTUNA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-017-026**

On May 09, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **5621 South Fortuna Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	10.25
Title Report fee	42.00
Grand Total	\$ 1,977.25

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 **\$1,977.25** 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 **\$1,977.25** 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. T11543
Dated as of: 05/21/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5105-017-026

Property Address: 5621 S FORTUNA ST ✓ **City: Los Angeles** **County: Los Angeles**

VESTING INFORMATION

Type of Document: Quitclaim Deed

Grantee : Jorge Manuel Lopez and Silvia C. Lopez, husband and wife as joint tenants

Grantor : Silvia C. Lopez (who acquired title as Silvia Lopez) and Jorge Manuel Lopez wife and husband as joint tenants

Deed Date : 11/3/2007

Recorded : 11/9/2007

Instr No. : 20072521998

Mailing Address: Jorge Manuel Lopez and Silvia C. Lopez
5621 Fortuna Street Los Angeles, CA 90011.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the Unincorporated Area, County of Los Angeles, State of California. Lot 120 of Grider and Hamilton's Vernondale Tract No. 2, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9 Page 112 of Maps, in the office of the County recorder of said County.

Assessor's Parcel No: 5105-017-026

MORTGAGES/LIENS

Type of Document:

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

RECORDING REQUESTED BY:
Gateway Title Company

WHEN RECORDED MAIL THIS
DOCUMENT AND TAX STATEMENTS TO:

JORGE MANUEL LOPEZ
5621 FORTUNA STREET
LOS ANGELES, CA 90011

Title Order No 1040732-158
Escrow No 15012618

11/09/07



20072521998

Space above this line for Recorder's use

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) A P N 5105-017-026

City Transfer Tax is \$0.00
County Transfer Tax is \$0.00

**This is a bonafide gift and the grantor
received nothing in return R & T 11-11-11**

- () Computed on the full consideration or value of property conveyed
- OR
- () Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- (X) Unincorporated Area, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Silvia C. Lopez (who acquired Title as Silvia Lopez) and Jorge Manuel Lopez
Wife and Husband as Joint **Tenants**

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to

Jorge Manuel Lopez and Silvia C. Lopez, Husband and Wife as Joint Tenants

the real property in the Unincorporated Area, County of Los Angeles, State of California, described as

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

COMMONLY KNOWN AS: 5621 Fortuna Street, Los Angeles, CA 90011

Dated: November 3, 2007

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)ss

Jorge Manuel Lopez
Jorge Manuel Lopez

Silvia C Lopez
Silvia C. Lopez

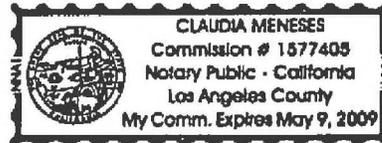
On November before me
Notary Public,

personally appeared Jorge Manuel Lopez
and Silvia C. Lopez

who 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/she/they executed the same in his/her/their authorized capacities, and that by his/her/their signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument

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

WITNESS my hand and official seal
Signature [Signature]



MAIL TAX STATEMENTS AS DIRECTED ABOVE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Los Angeles

} ss.

On November 4, 2007 before me,

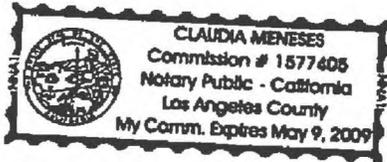
Claudia Meneses Notary Public
Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared

Jorge Manuel Lopez and Silvia C Lopez
Name(s) of Signer(s)

personally known to me

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



WITNESS my hand and official seal
[Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

07 2521998

RECORDING REQUESTED BY

04 1130725

2

Silvia Lopez

WHEN RECORDED, MAIL TO

CLERK, U S DISTRICT COURT
312 N. Spring Street Room G-8
Los Angeles, CA 90012

SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

INCORPORATING BY REFERENCE CERTAIN PROVISIONS OF A FICTITIOUS DEED OF TRUST OF RECORD

THIS DEED OF TRUST, Made this 4th day of May, 2004, between Silvia Lopez, called TRUSTOR, whose address is 5621 Fortuna St Los Angeles, CA 90011 and United Title Company, herein called TRUSTEE; and Clerk, U S District Court, Central District of California, herein called BENEFICIARY, WITNESSETH THAT TRUSTOR IRREVOCABLY GRANTS TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE THAT PROPERTY DESCRIBED AS FOLLOWS

Lot 120 of Grinder and Hamilton Vernondale Tract No 2, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 9 Page 512 of Maps, in the office of the County Recorder of said County

A P N 5105-017-026

Common Address 5621 Fortuna St Los Angeles, CA 90011

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits, for the Purpose of Securing | Performance of each agreement of Trustor incorporated by reference or contained herein under bond(s) posted on behalf of defendant(s) Jesus Ibarra-Silva in Case No EDCR 03-101 VAP which includes an obligation by said Trustor(s) surety(ies) in the amount of \$100,000 00.

To protect the security of this Deed of Trust, and with respect to the property above described, Trustor expressly makes each and all of the agreements, and adopts and agrees to perform and be bound by each and all of the terms and provisions set forth in subdivision A of that certain Fictitious Deed of Trust referenced herein, and it is mutually agreed that all of the provisions set forth in subdivision B of that certain Fictitious Deed of Trust recorded in the book and page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, namely

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	1288	556	Kings	858	713	Placer	1028	379	Sierra	38	187
Alpine	3	130-31	Lake	437	110	Plumas	166	1307	Siskiyou	506	762
Amador	133	438	Lassen	192	367	Riverside	3778	347	Solano	1287	621
Butte	1330	513	Los Angeles	T-3878	874	Sacramento	71-10-26	615	Sonoma	2067	427
Calaveras	185	338	Madera	911	136	San Benito	300	405	Stanislaus	1970	56
Colusa	323	391	Marin	1849	122	San Bernardino	6213	768	Sutter	655	585
Contra Costa	4684	1	Mariposa	90	453	San Francisco	A-804	596	Tehama	457	183
Del Norte	101	549	Mendocino	667	99	San Joaquin	2855	283	Trinity	108	595
El Dorado	704	635	Merced	1660	753	San Luis Obispo	1311	137	Tulare	2530	108
Fresno	5052	623	Modoc	191	93	San Mateo	4778	175	Tuolumne	177	160
Glenn	469	76	Mono	69	302	Santa Barbara	2065	881	Ventura	2607	237
Humboldt	801	83	Monterey	357	239	Santa Clara	6626	664	Yolo	769	16
Imperial	1189	701	Napa	704	742	Santa Cruz	1638	607	Yuba	398	693
Inyo	165	672	Nevada	363	94	Shasta	800	633			
Kern	3756	690	Orange	7182	18	San Diego Series	5 Book	1964,	Page	149774	

shall inure to and bind the parties hereto, with respect to the property above described Said agreements, terms and provisions contained in said subdivisions A and B, (identical in all counties) are preprinted on the reverse page hereof and are by the within reference thereto, incorporated herein and made a part of this Deed of Trust for all purposes as fully as if set forth at length herein, and Beneficiary may charge for a statement regarding the obligation secured hereby, provided the charge thereof does not exceed the maximum allowed by laws

CR-5 (09/97)

SHORT FORM DEED OF TRUST - Page 1 of 2

The undersigned Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

Silvia Lopez
Silvia Lopez

3

STATE OF California

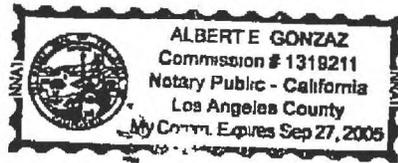
SS.

COUNTY OF Los Angeles

On 5/4/2004 before me, Albert E GONZALEZ, a notary public, personally Silvia Lopez 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]



REQUEST FOR FULL CONVEYANCE
To be used only when note has been paid

To _____, Trustee Dated _____

The undersigned is the legal owner and holder of all indebtedness secured by the within Deed of Trust. All sums secured by said Deed of Trust have been fully paid and satisfied, and you are hereby requested and directed, on payment to you of any sums owing to you under the terms of said Deed of Trust, to cancel all evidences of indebtedness, secured by said Deed of Trust, delivered to you herewith together with the said Deed of Trust, and to reconvey, without warranty, to the parties designated by the terms of said Deed of Trust, the estate now held by you under the same

MAIL CONVEYANCE TO

Do not lose or destroy this Deed of Trust OR THE NOTE which it secures
Both must be delivered to the Trustee for cancellation before reconveyance will be made

M. Salway
Recording Requested By:

2

Return To:
CitiMortgage, Inc.
Attn: Document Processing
P.O. Box 790021
St. Louis, MO 63179-0021

11/09/07

20072521999

Prepared By:
CitiMortgage, Inc.
7958 South Chester Street
Centennial, CO 80112

1040732

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN 100011520047946134

92-61-505

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

- (A) "Security Instrument" means this document, which is dated November 2, 2007 together with all Riders to this document C.
- (B) "Borrower" is Jorge Manuel Lopez and Silvia Lopez, Husband and Wife as Joint Tenants

S.C.L.

Borrower's address is 5621 Fortuna Street, Los Angeles, CA 90011

Borrower is the trustor under this Security Instrument.

(C) "Lender" is CitiMortgage, Inc.

Lender is a Corporation organized and existing under the laws of New York

002004794613

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

Form 3005 1/01

 -8A(CA) (0207) 01

Page 1 of 15

Inklab

VMP Mortgage Forms, Inc.

J.M.L.
S.C.L.


CitiMortgage 3 2 11.07 V3

3

Lender's address is 1000 Technology Drive, O' Fallon, MO 63368-2240

(D) "Trustee" is Verdugo Trustee Service Corporation

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS

(F) "Note" means the promissory note signed by Borrower and dated November 2, 2007. The Note states that Borrower owes Lender Two Hundred Sixty Two Thousand Five Hundred Dollars

(U.S. \$262,500.00) plus Interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 12/01/2037

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

(H) "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.

(I) "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] Schedule "A"

(J) "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.

(K) "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

(L) "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.

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

(N) "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.

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

(P) "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.

002004794613
MVA -6A(CA) (0207) 01

Page 2 of 15

Initials
J.M.L.
S.C.L.

Form 3005 1/01
CitiMortgage 3.2 11 07 V3

07 2521999

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

(R) "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

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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]

The Assessor's Parcel Number (Property Tax ID#) for the Real Property is 5105017026.

See Schedule A Attached Hereto And Made APart Thereof

Parcel ID Number: 5105017026
5621 Fortuna Street
LOS ANGELES
("Property Address")

which currently has the address of
[Street]
[City], California 90011-5032 [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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right: to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

002004794613
VAPR -8A(CA) (0207) 01

Page 3 of 15

Initials J.M.L.
S.C.L.

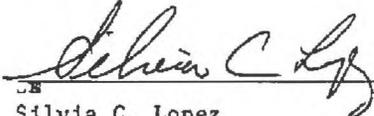
Form 3005 1/01
CitiMortgage 3 2 11 07 V3

07 2521999

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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:



Silvia C. Lopez

 (Seal)

Jorge Manuel Lopez
(Sign Original Only) -Borrower

07 2521999

002004794613
Vivint -6A(CA) (0207) 01

Page 14 of 15

Form 3005 1/01
CitiMortgage 3 2 11 07 V3

16

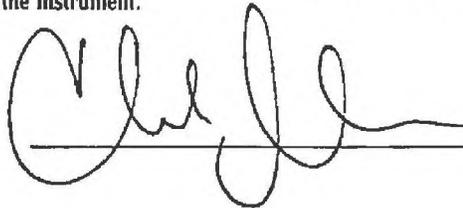
State of California
County of LOS Angeles

On November 4, 2007 before me, Claudia Meneses } ss.
Notary Public
personally appeared

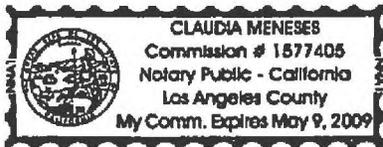
Jorge Manuel Lopez and Silvia C. Lopez

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

WITNESS my hand and official seal.



(Seal)



07 2521999

002004794613
VMIP-6A(CA) (0207) 01

Page 15 of 15

Initials
J.M.L.
S.C.L.

Form 3005 1/01
CIIIMortgage 3.2.11.07 V3

2

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

Citi Loan No 2004794613
Seterus Loan No 27401191
Fannie Loan No 1705519686



CORPORATE ASSIGNMENT OF DEED OF TRUST

Contact Federal National Mortgage Association for this instrument c/o Seterus, Inc., 14523 SW Millikan Way, #200, Beaverton, OR 97005, telephone #1-866-570-5277, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, CITIMORTGAGE, INC., WHOSE ADDRESS IS 1000 TECHNOLOGY DRIVE, O'FALLON, MO, 63368, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust, without recourse, representation or warranty, together with all rights, title and interest secured thereby, all liens, and any rights due or to become due thereon to FEDERAL NATIONAL MORTGAGE ASSOCIATION, WHOSE ADDRESS IS 14221 DALLAS PARKWAY SUITE 1000, DALLAS, TX 75254, ITS SUCCESSORS AND ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by JORGE MANUEL LOPEZ AND SILVIA C LOPEZ and recorded on 11/09/2007 as Instrument # 20072521999 in the office of the LOS ANGELES County Recorder, CA.

Dated on 10/10/2014 (MM/DD/YYYY)
CITIMORTGAGE, INC.

By: [Signature]
Heather Navarro
VICE PRESIDENT

All persons whose signatures appear above have qualified authority to sign and have reviewed this document and supporting documentation prior to signing.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on 10/10/2014 (MM/DD/YYYY), by Heather Navarro as VICE PRESIDENT of CITIMORTGAGE, INC., who, as such VICE PRESIDENT being authorized to do so, executed the foregoing instrument for the purposes therein contained. He/she/they is (are) personally known to me.

[Signature]
Danielle Kennedy FF 031287
Notary Public - State of FLORIDA
Commission expires: 06/26/2017



DANIELLE KENNEDY
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF031287
Expires 6/26/2017

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152
CMOAV 22385481 -- MSR-2014-10-01-STRUS DOCR T0814103317 [C-1] FRMCA1



D0007850524

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5354984)

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:

GRIDER AND HAMILTON'S VERNONDALE NO. 2 120 MB 9-112

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 5105-017-026
AKA 5621 S FORTUNA ST
LOS ANGELES

Owner:

LOPEZ JORGE M AND SILVIA C
5621 FORTUNA ST
LOS ANGELES CA,90011

DATED: This 23rd Day of February, 2012

CITY OF LOS ANGELES

By



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **SHAWN ESHBACH**

Date: **July 07, 2015**

JOB ADDRESS: **5621 SOUTH FORTUNA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5105-017-026**

Last Full Title: **05/21/2015**

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

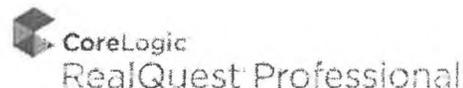
- 1). JORGE MANUEL LOPEZ AND SILVIA C. LOPEZ
5621 FORTUNA ST.
LOS ANGELES, CA 90011 CAPACITY: OWNERS

- 2). CITIMORTGAGE, INC.
1000 TECHNOLOGY DR.
O'FALLON, MO 63368-2240 CAPACITY: INTERESTED PARTIES

- 3). FEDERAL NATIONAL MORTGAGE ASSN.
14221 DALLAS PKWY., SUITE 1000
DALLAS, TX 75254 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5621 FORTUNA ST, LOS ANGELES, CA 90011-5032



Owner Information

Owner Name: **LOPEZ JORGE M & SILVIA C**
 Mailing Address: **5621 FORTUNA ST, LOS ANGELES CA 90011-5032 C048**
 Vesting Codes: **HW // JT**

Location Information

Legal Description: **GRIDER AND HAMILTON'S VERNONDALE # 2 LOT 120**
 County: **LOS ANGELES, CA** APN: **5105-017-026**
 Census Tract / Block: **2289.00 / 1** Alternate APN:
 Township-Range-Sect: **GRIDER & HAMILTONS VERNONDALE 52-D4 /**
 Legal Book/Page: **120** Map Reference:
 Legal Lot: **120** Tract #:
 Legal Block: **C42** School District: **LOS ANGELES**
 Market Area: **C42** School District Name:
 Neighbor Code: **C42** Munic/Township:

Owner Transfer Information

Recording/Sale Date: **11/09/2007 / 11/03/2007** Deed Type: **QUIT CLAIM DEED**
 Sale Price: **2521998** 1st Mtg Document #: **2521999**
 Document #: **2521998**

Last Market Sale Information

Recording/Sale Date: **12/17/1992 /** 1st Mtg Amount/Type: **\$124,939 / FHA**
 Sale Price: **\$125,000** 1st Mtg Int. Rate/Type: **/ FIXED**
 Sale Type: **FULL** 1st Mtg Document #: **/**
 Document #: **2370663** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: **SOUTH LAND TITLE COMPANY** Price Per SqFt: **\$117.04**
 New Construction: **MERIT MTG SVC INC** Multi/Split Sale:
 Title Company: **MENDOZA JESS E & WANDA M**
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **03/06/1992 / 12/1991** Prior Lender:
 Prior Sale Price: **\$57,000** Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: **377670** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **CORPORATION GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,068	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1925 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	GOOD
# of Stories:	1.00	Roof Material:		Condition:	EXCELLENT
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,641	Lot Width/Depth:	49 x 123	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$172,952	Assessed Year:	2014	Property Tax:	\$2,224.04
Land Value:	\$123,763	Improved %:	28%	Tax Area:	7
Improvement Value:	\$49,189	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$165,952				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

5621 FORTUNA ST, LOS ANGELES, CA 90011-5032**4 Comparable(s) Selected.**

Report Date: 07/06/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$125,000	\$245,000	\$600,000	\$361,250
Bldg/Living Area	1,068	964	1,224	1,059
Price/Sqft	\$117.04	\$254.15	\$556.59	\$340.48
Year Built	1925	1904	1936	1919
Lot Area	6,641	2,008	6,148	4,207
Bedrooms	2	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$172,952	\$27,252	\$211,000	\$137,620
Distance From Subject	0.00	0.23	0.49	0.36

* = user supplied for search only

Comp #:1		Distance From Subject:0.23 (miles)	
Address: 5612 ASCOT AVE, LOS ANGELES, CA 90011-4934			
Owner Name: VALDEZ PATRICIA L			
Seller Name: HOLBROOK INVESTMENT PROPERTIES			
APN:	5104-021-016	Map Reference:	52-D4 /
County:	LOS ANGELES, CA	Census Tract:	2291.00
Subdivision:	FORRESTER & BALDWIN ASCOT AVE HOME TR	Zoning:	LAR2
Rec Date:	11/10/2014	Prior Rec Date:	06/06/2014
Sale Date:	09/22/2014	Prior Sale Date:	05/19/2014
Sale Price:	\$245,000	Prior Sale Price:	\$180,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	1197607	Acres:	0.05
1st Mtg Amt:	\$240,537	Lot Area:	2,008
Total Value:	\$152,402	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	964
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1936 / 1936
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:2		Distance From Subject:0.29 (miles)	
Address: 5403 ASCOT AVE, LOS ANGELES, CA 90011-4929			
Owner Name: MEIS FAMILY TRUST			
Seller Name: OCEAN DEV INC			
APN:	5104-011-014	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2291.00
Subdivision:	ASCOT AVE	Zoning:	LAR2
Rec Date:	04/24/2015	Prior Rec Date:	11/02/1976
Sale Date:	01/08/2015	Prior Sale Date:	
Sale Price:	\$600,000	Prior Sale Price:	\$15,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	465054	Acres:	0.14
1st Mtg Amt:	\$420,000	Lot Area:	6,148
Total Value:	\$27,252	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,078
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1915 / 1920
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:3		Distance From Subject:0.43 (miles)	
Address: 1535 E 50TH ST, LOS ANGELES, CA 90011-4401			
Owner Name: MONTIEL OMAR			
Seller Name: GONZALEZ HAURENG M			
APN:	5106-022-029	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2288.00
Subdivision:	SMITH BROS COMPTON AVE TR	Zoning:	LAR2
Rec Date:	06/03/2015	Prior Rec Date:	01/23/2015
Sale Date:	04/29/2015	Prior Sale Date:	01/08/2015
Sale Price:	\$285,000	Prior Sale Price:	\$230,100
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	649693	Acres:	0.12
1st Mtg Amt:	\$279,837	Lot Area:	5,403
Total Value:	\$211,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	970
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1904 / 1930
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Comp #:4		Distance From Subject:0.49 (miles)	
Address: 1401 E 50TH ST, LOS ANGELES, CA 90011-4429			
Owner Name: GARCIA JESUS & CONCEPCION			
Seller Name: SHARK INVESTMENTS LLC			
APN:	5107-030-021	Map Reference:	52-D3 /
County:	LOS ANGELES, CA	Census Tract:	2287.20
Subdivision:	GRIDER & HAMILTONS VERNON PARK	Zoning:	LAR2
Rec Date:	06/04/2015	Prior Rec Date:	11/24/2014
Sale Date:	05/28/2015	Prior Sale Date:	11/13/2014
Sale Price:	\$315,000	Prior Sale Price:	\$213,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	657504	Acres:	0.07
1st Mtg Amt:	\$309,294	Lot Area:	3,269
Total Value:	\$159,828	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,224
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1921 / 1931
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

Foreclosure Activity Report

For Property Located At



CoreLogic

RealQuest Professional

5621 FORTUNA ST, LOS ANGELES, CA 90011-5032

The selected property does not contain active foreclosure information.

EXHIBIT D

ASSIGNED INSPECTOR: **SHAWN ESHBACH**
JOB ADDRESS: **5621 SOUTH FORTUNA STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5105-017-026**

Date: **July 07, 2015**

CASE#: **352091**
ORDER NO: **A-2745712**

EFFECTIVE DATE OF ORDER TO COMPLY: **April 14, 2011**
COMPLIANCE EXPECTED DATE: **May 09, 2011**
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2745712

101052201125555

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

- MARSHA L. BROWN
PRESIDENT
- VAN AMBATIELOS
VICE-PRESIDENT
- VICTOR H. CUEVAS
HELENA JUBANY
- ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

- ROBERT R. "Bud" OVRUM
GENERAL MANAGER
- RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

LOPEZ, JORGE M AND SILVIA C
5621 FORTUNA ST
LOS ANGELES, CA 90011

CASE #: 352091
ORDER #: A-2745712
EFFECTIVE DATE: April 14, 2011
COMPLIANCE DATE: May 09, 2011

OWNER OF
SITE ADDRESS: 5621 S FORTUNA ST
ASSESSORS PARCEL NO.: 5105-017-026
ZONE: R2; Two Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

1. Open storage of Auto parts, machine, motor, appliance or other similar device in a residential zone.

You are therefore ordered to: 1) Discontinue the open storage of the travel trailer in a residential zone.
Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a) and 12.21A.8.(b) of the L.A.M.C.

2. 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.
Comments: The garage door has been sealed off.

3. Plumbing/Fire Sprinkler work has been done without the required permits and approvals.

You are therefore ordered to: 1) Obtain all required plumbing permits and approvals.
Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Comments: A plumbing connection been made to the travel trailer in the rear yard.

PDJ
APR 07 2011



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

