

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

May 08, 2015

Council District: # 8

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

JOB ADDRESS: 447 WEST 80<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6032-029-006

On February 10, 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: **447 West 80<sup>th</sup> 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)	991.72
Title Report fee	<u>42.00</u>
<b>Grand Total</b>	<b>\$ <u>2,958.72</u></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 **\$2,958.72** 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 **\$2,958.72** 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

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**Property Title Report**

**Work Order No. T11064**  
Dated as of: 03/07/2015

**Prepared for: City of Los Angeles**

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**SCHEDULE A**  
(Reported Property Information)

APN #: 6032-029-006

**Property Address:** 447 W 80TH ST    **City:** Los Angeles    **County:** Los Angeles

**VESTING INFORMATION**

**Type of Instrument:** Affidavit- Death of Joint Tenant

**Grantee :** D. C. Cruse, as surviving joint tenant, as to an undivided 1/2 interest; and Carl Cruse, a single man, as to an undivided 1/2 interest

**Grantor :** Affidavit - Death of Joint Tenant

**Deed Date :** 6/8/1977

**Recorded :** 6/21/1977

**Instr No. :** 77-659216

**MAILING ADDRESS:** D. C. Cruse and Carl Cruse  
447 West 80th St, Los Angeles, CA 90003

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Situated in the County of Los Angeles, State of California:

Lot 20 of S. McCrays Moneta Avenue, Tract No. 2, as per map recorded in Book 11, Page 117 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 6032-029-006

**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 :** \$770.00

**Dated :** 7/19/1977

**Trustor :** D. C. Cruse and Carl Cruse

**Trustee :** United Investment Corporation, a California Corporation

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

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Work Order No. T11064

**SCHEDULE B (Continued)**

**Beneficiary :** Prudential Trust Deed Company, Inc  
**Recorded :** 8/1/1977 **Instr No. :** 77-833761  
**MAILING ADDRESS:** Prudential Trust Deed Company -  
9300 Wilshire Blvd, Beverly Hills, CA 90212

**MAILING ADDRESS:** United Investment Corporation – Not shown

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

**Amount :** \$0.00 **Dated :** 2/23/1986

**Trustor :** D.C. Cruse

**Trustee :** Amwest General Agency, Inc., a California Corporation

**Beneficiary :** Amwest Surety Insurance Company

**Recorded :** 3/13/1986 **Instr No. :** 86 320645

**MAILING ADDRESS:** Amwest Surety Insurance Company, -  
P.O. Box 4500, Woodland hills, California 91365

**MAILING ADDRESS:** Amwest General Agency, Inc. – Not shown

**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 :** 7/22/2011 **Instr No. :** 20110984132

**MAILING ADDRESS:** D C and Carl Cruse Decd Est of: 447 W 80th St, Los angeles, CA - 90003

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

RECORDING REQUESTED BY AND MAIL TO

NAME Carl C. Cruse  
STREET 447 W 80 St  
CITY Los Angeles, Calif

THE DOCUMENT TO WHICH THIS REFERENCE IS ATTACHED IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE AND OF RECORD IN MY OFFICE SAME HAVING BEEN FILED OCT 4, 1965 ATTEST DEC 30, 1965

WILLIAM G. SHARP County Clerk and Clerk of the Superior Court of the State of California, County of Los Angeles

1 RAYFIELD LUNDY  
2 Attorney at Law  
3 527 W. Compton Blvd.  
4 Compton, California  
5 Telephone: Nevada 6-1106

3739

ENTERED OCT 5, 1965  
BOOK 5449 PAGE 66  
WILLIAM G. SHARP, COUNTY CLERK AND CLERK OF THE SUPERIOR COURT, BY G. C. Ericson, Deputy

FEE 12.80 2R

SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF LOS ANGELES

10 CARL C. CRUSE,

NO. SE-C 2602 C

11 Plaintiff,

DECREE QUIETING TITLE

12 -vs-

13 D. C. CRUSE, CORINE CRUSE,  
14 DCE I, DCE II, DCE III,

15 Defendants.

RECORDED IN OFFICIAL RECORDS OF LOS ANGELES COUNTY, CALIF.  
5 Min. 12 PM. DEC 1 1965  
RAY E. LEE, County Recorder

JUL 1 1966

16 The above entitled action came on regularly for trial on the 30th day of  
17 September, 1965, before the above entitled Court upon Plaintiff's complaint  
18 taken as confessed by the defendants, whose default for not answering after  
19 having been regularly served with summons, have been duly entered, and upon  
20 proof taken it appears and the Court finds that all the allegations of the  
21 complaint are true and are sustained by evidence free from all legal exception  
22 and from which the Court finds and determines that the plaintiff is entitled  
23 to a judgment in this Court as prayed for in his complaint; and

24 IT IS NOW THEREFORE ORDERED, ADJUDGED AND DECREED that all and each of the  
25 allegations in said plaintiff's complaint contained are in all respects true  
26 and correct; and that at the time of the filing of said complaint, to-wit; on  
27 the 1st day of December, 1964, the said plaintiff was the owner sized in fee  
28 and in actual possession and entitled to the possession of that certain lot,  
29 piece or parcel of land, more particularly described as follows: Lot 20 of  
30 S. McCray's Moneta Avenue, Tract, No. 2, as per map recorded in Book 11, Page  
31 117 of Maps, in the office of the County Recorder of said County.

32 All that real property situated in the City of Los Angeles, County of

3739

1 Los Angeles, State of California, and described as follows:  
2 Lot 20 of S. McCray's Moneta Avenue, Tract,  
3 No. 2, as per map recorded in Book 11, page  
4 117 of Maps, in the office of the County  
5 Recorder of said County.

6 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said defendants have  
7 no estate, title lien, claim or interest whatever in or to the said lot, piece  
8 or parcel of land or in or to any part or parcel thereof.

9 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the said title is sold  
10 plaintiff to the said lot, piece or parcel of land and to each part or part  
11 or parcel thereof, be, and the same is hereby established and quieted against  
12 the said defendants.

13 IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the defendants be, and  
14 they are hereby forever and perpetually enjoined, restrained and debarred from  
15 asserting any estate, right, title, lien, claim or interest in or to said lot,  
16 piece or parcel of land or in or to any part or parcel thereof, adverse to  
17 the said plaintiff.

18  
19 DATED: OCTOBER 4, 1965.

20  
21 VINCENT S. DALY  
22 Judge of Superior Court

JUL 1 1966

3733

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RECORDING REQUESTED BY

11- 659216

AND WHEN RECORDED MAIL TO

NAME D. C. CRUSE  
ADDRESS 447 West 80th St  
CITY & STATE Los Angeles, Calif 90003

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.  
27 MIN.  
PAST 3 P.M. JUN 21 1977  
Recorder's Office

FEE  
\$4  
21

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AFFIDAVIT-DEATH OF JOINT TENANT

STATE OF CALIFORNIA,

County of Los Angeles

ss.

D. C. CRUSE, of legal age, being first duly sworn, deposes and says:  
That CORINE CRUSE, the decedent mentioned in the attached certified copy of  
Certificate of Death, is the same person as CORINE CRUSE  
named as one of the parties in that certain grant deed dated November 17th, 1958  
executed by ESIDIO SCOLINI, a widower

to D. C. CRUSE and CORINE CRUSE, husband & wife as joint tenants as to an undivided  
1/2 interest, and CARL CRUSE, a single man as to an undivided 1/2 interest  
~~as joint tenants~~ recorded as Instrument No. 1462 on December 8th 1958 in  
book page of Official Records of Los Angeles  
County, California, covering the following described property situated in the  
County of Los Angeles State of California:

Lot 20 of S. McGrays Moneta Avenue Tract No. 2, being an amended map of McCray's Moneta  
Avenue Tract, as per map recorded in Book 11, Page 117 of Maps, in the office of  
the County Recorder of said County

That the value of all real and personal property owned by said decedent at date of death, including the full  
value of the property above described, did not then exceed the sum of \$

*D. C. Cruse*  
D. C. CRUSE

Dated June 8th, 1977

SUBSCRIBED AND SWORN TO before me, the undersigned,  
a Notary Public in and for said State, this 8th  
day of June, 1977

Signature *[Signature]*  
Notary Public in and for said State  
D. J. MYERS

Title Order No. Escrow No.

FOR NOTARY SEAL OR STAMP

OFFICIAL SEAL  
D. J. MYERS  
NOTARY PUBLIC CALIFORNIA  
PRINCIPAL OFFICE IN  
LOS ANGELES COUNTY  
My Commission Expires March 23, 1979

This is a true certified copy of the record if it bears the seal, imprinted in purple ink, of the Registrar-Recorder.

FEE \$2.00 NOV 21 1974



*Samuel P. ...* REGISTRAR-RECORDER  
LOS ANGELES COUNTY, CALIFORNIA

CERTIFICATE OF DEATH		0190-021957	
1. NAME OF DECEASED <b>Corine Cruse</b>		2. DATE OF DEATH <b>May 15, 1974</b>	
3. SEX <b>Female</b>		4. RACE <b>Negro</b>	
5. BIRTH DATE AND PLACE <b>May 27, 1925 Arkansas</b>		6. MARRIAGE AND ANNUAL HOUSEHOLD INCOME <b>48</b>	
7. DECEASED'S OCCUPATION <b>Frank Glover</b>		8. DECEASED'S STATUS <b>Widow</b>	
9. DECEASED'S NATIONALITY <b>USA</b>		10. DECEASED'S MARITAL STATUS <b>Married</b>	
11. DECEASED'S RELATIONSHIP TO DECEASED <b>Domestic</b>		12. DECEASED'S RESIDENCE <b>Private Family</b>	
13. PLACE OF DEATH <b>Men. Hospital of S. Calif</b>		14. STREET ADDRESS <b>3828 Hughes</b>	
15. CITY OF DEATH <b>Culver City</b>		16. CITY OF DEATH <b>Los Angeles</b>	
17. USUAL RESIDENCE <b>447 N. 80th Street</b>		18. NAME AND MAILING ADDRESS OF NEXT OF KIN <b>Mr. D.C. Cruse</b>	
19. CITY OF USUAL RESIDENCE <b>Los Angeles</b>		20. CITY OF USUAL RESIDENCE <b>Los Angeles</b>	
21. PHYSICIAN'S OR CORONER'S CERTIFICATION <b>4-3-74 5-15-74 5-14-74 1333 Santa Anita St 6-10-74</b>		22. FUNERAL DIRECTOR AND LOCAL REGISTRAR <b>Angelus Funeral Home</b>	
23. CAUSE OF DEATH <b>Hypercalcemia</b>		24. PLACE OF BURIAL <b>Woodlawn Cemetery</b>	
25. INJURY INFORMATION		26. DATE OF BURIAL <b>MAY 17 1974</b>	
27. STATE		28. COUNTY	

RECORDING REQUESTED BY

77- 833761

WHEN RECORDED MAIL TO

PRUDENTIAL TRUST DEED COMPANY  
9300 Wilshire Blvd.  
Beverly Hills, Ca. 90212

RECORDED IN OFFICIAL RECORDS  
OF LOS ANGELES COUNTY, CA.

AUG. 2 1977 AT 8 A.M.

Recorder's Office

REC-33-N

Index on Trust Deed and Assignment of Tests and to Report for Special Notice

SPACE ABOVE THIS LINE FOR RECORDER'S USE  
Payor or Loan No.

This Deed of Trust made JULY 19, 1977

between:

B. C. CRUSE and CARL CRUSE

herein called TRUSTOR.

whose address is GO PRUDENTIAL TRUST DEED CO., 9300 Wilshire Blvd., Beverly Hills, Ca. 90212

UNITED INVESTMENT CORPORATION, A California Corporation, herein called TRUSTEE.

and PRUDENTIAL TRUST DEED COMPANY, INC.,

herein called BENEFICIARY.

WITNESSETH: That Trustor irrevocably GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:

Lot 28 of B. McCray's Moneta Avenue Tract No. 2, as per map recorded in Book 11 page 117 of Maps, in the office of the County Recorder of said county.

*This is second of subject to T.P. records*  
Together with the rents, issues, profits, together with all rights and interest of Trustor, to all appurtenances, easements, community interests and licenses, and to all mineral, gas, water, water certificates, and land or cutover rights, lease, and overriding powers thereon, and all of these, whether appurtenant, riparian or appropriate, subject, however, to the right, power and authority given to and conferred upon beneficiary under and by virtue of Paragraph "B" of the provisions incorporated by reference to collect and apply such rents, issues and profits. For the purpose of recording: (1) Performance of each agreement of Trustor incorporated by reference to collect and apply such rents, issues and profits of the individuals evidenced by one promissory note of even date herewith, and any collection or receipt thereof, in the principal sum of \$ 778.00 executed by Trustor.

This Deed of Trust shall also secure the payment of such additional sums, with interest thereon, as may be hereafter borrowed from the Beneficiary by the holder of said note or his successors, when evidenced by another promissory note or notes.  
To Protect the Security of this Deed of Trust, Trustor agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions and agreements set forth under Subdivisions "A" and "B" of the Incidental Deed of Trust recorded in various Official Records in the Book and at the 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 each County, viz:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Fresno	5678	770	Placer	Document # 28-472	
Inyo	1278	775	San Bernardino	2285	906
Kern	4287	400	San Diego	7198	275
Los Angeles	74149	725	San Francisco	1998	48008 Series 10
Orange	3981	726	Yuba	83291	438
				3487	113

(which provisions, including those printed on the reverse side hereof) hereby are adopted and incorporated herein and made a part hereof as fully as though set forth herein at length; that he will observe and perform said provisions; and that the references to property, obligations and parties in said provisions shall be construed to refer to the property, obligations and parties set forth in this Deed of Trust.

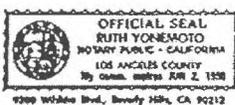
Trustor expressly agrees to repay all advances and sums expended by the Beneficiary or Trustee under the provisions of Subdivision "A", as contained in the Incidental Deed of Trust herein aforementioned, then incorporated herein, with interest from the date of expediency at the rate of 10% per annum, and said Subdivision "A" is hereby modified to accord with this. Should any additional funds be advanced on any note secured by a Trust Deed now of record, or should any change be made in the time or manner of paying such sums, or should any other action be taken by the undersigned with respect to such note whereby the security herein provided for shall be impaired in any manner whatsoever, then the note secured hereby shall, at the option of the lender, immediately become due and payable. Further, in addition to the procedure recited in provisions contained in Subdivision "B" of the aforementioned Incidental Deed of Trust, recorded as hereinabove recited, the Trustor may, at its option, declare all sums secured thereby immediately due and payable by executing a written Notice of Default and of election to cause said property to be sold, which Notice Trustor shall cause to be filed for record in the office of the Recorder of said County. Trustor agrees to pay beneficiary the maximum legal charge for a statement regarding the trust deed obligation herein. 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 above address.

IN ACCORDANCE WITH SECTION 29242, CIVIL CODE, REQUEST IS HEREBY MADE BY THE UNDERSIGNED TRUSTOR THAT A COPY OF ANY NOTICE OF DEFAULT AND A COPY OF ANY NOTICE OF SALE UNDER DEED OF TRUST RECORDED in Book \_\_\_\_\_ Page \_\_\_\_\_ official records of Los Angeles County, California, as affecting above described property, executed by \_\_\_\_\_ as Trustor in which beneficiary, and \_\_\_\_\_ as Trustee, be mailed to PRUDENTIAL TRUST DEED CO., 9300 Wilshire Blvd., Beverly Hills, Ca. 90212

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles }  
s. B. C. Cruse (TRUSTEE OR TRUSTOR)  
s. Carl Cruse

On 7/19/77 before me, the undersigned, a Notary Public, in and for said County and State, personally appeared B. C. Cruse & Carl C. Cruse known to me to be the persons, whose name is subscribed to the within instrument and acknowledged that they executed the same.

WITNESS my hand and official seal  
*[Signature]*  
(Seal) \_\_\_\_\_  
Notary Public in and for said County and State. STAMP



RECORDING REQUESTED BY

John A. Powell

AND WHEN RECORDED MAIL TO

AMWEST SURETY INSURANCE COMPANY  
P.O. Box 4500  
Woodland Hills, California 91365  
(818) 704-0444

86 320645

RECORDED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
31 MIN. 3 P.M. MAR 13 1986  
PAST

FEE  
\$5  
0

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SHORT FORM DEED

BY THIS DEED OF TRUST made this 29th day of February, 1986, between

D.C. Cruise herein called Trustor, whose address is

447 West 80th St. Los Angeles, California 90003  
(number and street) (city) (state) (zip)

and AMWEST SURETY INSURANCE COMPANY, a California corporation, herein called Trustee  
and AMWEST SURETY INSURANCE COMPANY, herein called Beneficiary.

Trustor irrevocably grants, transfers and assigns to trustee, in trust, with power of sale, that property in Los Angeles County, California described as:

Lot 20  
Book 11  
South McCrays Moneta Ave  
Tract #2  
Page 117

For the purpose of securing:

(1) The performance of any agreement of the Trustor herein contained, and for the payment to the Beneficiary of the monies due to, and of all losses, damages, expenses and liabilities suffered, sustained or incurred by the Beneficiary, (2) the performance of all of the obligations of all parties or the first part, as set forth and described in the BAIL AGREEMENT(S) (which agreement(s) is made a part hereof by reference as though herein fully set forth) on account of, growing out of or resulting from the execution of a bond beneficiary bearing No. R07-432583 on behalf of Ada Jean Thompson in the matter of

People v. Ada Jean Thompson

and for which amounts and the matters set forth in the said BAIL AGREEMENT(S), (3) for payment of any money that may be advanced by the Beneficiary to Trustor, or his successors, with interest thereon evidenced by additional notes indicating they are so secured; (4) performance of each agreement of Trustor incorporated by reference or contained herein.

On March 31, 1978, similar fictitious deeds of trust were recorded in the Offices of the County Recorders of the counties of the State of California, the first page thereof appearing in the book and at the page of the records of the respective County Recorder as follows:

COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page	COUNTY	Book	Page
Alameda	4311	274	Kings	1067	506	Placer	1713	676	Shasta	1330	7
Alpine	24	288	Lake	826	880	Plumas	252	306	Sierra	88	258
Amador	787	122	Lassen	299	670	Riverside	1976	41938	Siskiyou	752	847
Butte	2059	287	Los Angeles	10070	482	Sacramento	7803-31523		Solano	1878	23350
Calaveras	413	281	Madera	1286	270	San Benito	605	95	Stanislaus	3082	830
Colusa	434	553	Marin	2011	530	San Bernardino	8895	877	Sutter	2783	438
Contra Costa	7809	32	Mariposa	160	138	San Diego	1978	78-084591	Tehama	884	800
Del Norte	192	854	Mendocino	1034	328	San Francisco	0147	498	Trinity	175	373
El Dorado	1298	858	Merced	2026	310	San Joaquin	4104	133	Tulare	3310	151
Fresno	4371	860	Modoc	240	138	San Luis Obispo	1886	702	Tuolumne	457	848
Glenn	587	472	Mono	198	207	San Mateo	7084	582	Ventura	4554	430
Humboldt	1325	418	Monterey	1043	752	Santa Barbara	2607	2053	Yolo	1185	347
Imperial	1386	1714	Napa	890	860	Santa Clara	945	127	Yuba	612	15
Inyo	218	951	Nevada	785	14	Santa Cruz	2600	112			
Kern	4847	1142	Orange	11890	970						

The Fictitious Deed of Trust mentioned hereinabove was recorded in Solano County on May 3, 1976. The provisions contained in Section A, including Paragraphs 1 through 5, and the provisions contained in Section B, including Paragraphs 1 through 9 of said fictitious Deeds of Trust are incorporated herein as fully as though set forth at length and in full herein.

The undersigned Trustor and the hereinabove Beneficiary request that a copy of any notice of default and any notice of sale affecting the hereinabove mentioned real property be mailed to Trustor and Beneficiary at their respective addresses hereinabove set forth, being the addresses designated for the purpose of receiving such notice, in accordance with Section 2924(b) of the Civil Code of California.

Signature of Trustor  
D.C. Cruise  
D.C. Cruise

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } ss.

On this 29th day of February, 1986, before me, the undersigned, a Notary Public in and for said County and State, personally appeared D.C. Cruise

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument, and acknowledged that he (she or they) executed it. Witness my hand and official seal.



Signed Ella M. Daniels  
Notary Public  
Ella M. Daniels  
(Type Name)

RECORDING REQUESTED BY  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 1:00 p.m., Monday through Friday (Invoice No. 5080247)

Tel: phone 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:

S. MC CRAY'S MONETA AVENUE TRACT NO. 2 20 MB 11-117

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 6032-029-006  
AKA 447 W 80TH ST  
LOS ANGELES

Owner:

D C AND CARL CRUSE DEC'D EST OF  
447 W 80TH ST  
LOS ANGELES CA, 90003

DATED This 07th Day of July, 2011

CITY OF LOS ANGELES

By *Karen Penner*  
Karen Penner, Acting Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ  
JOB ADDRESS: 447 WEST 80<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6032-029-006

Date: May 08, 2015

Last Full Title: 03/07/2015

Last Update to Title:

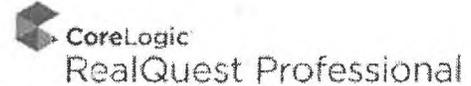
.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). D. C. CRUSE & CARL CRUSE  
447 W. 80<sup>TH</sup> ST  
LOS ANGELES, CA 90003                      CAPACITY: OWNERS
  
- 2). PRUDENTIAL TRUST DEED COMPANY  
9300 WILSHIRE BLVD  
BEVERLY HILLS, CA 90212                      CAPACITY: INTERESTED PARTIES
  
- 3). AMWEST SURETY INSURANCE COMPANY  
P. O. 4500  
WOODLAND HILLS, CA 91365                      CAPACITY: INTERESTED PARTIES

## Property Detail Report

For Property Located At :  
**447 W 80TH ST, LOS ANGELES, CA 90003-2705**



### Owner Information

Owner Name: **CRUSE D C & CARL**  
 Mailing Address: **447 W 80TH ST, LOS ANGELES CA 90003-2705 C023**  
 Vesting Codes: **DC // ES**

### Location Information

Legal Description:	<b>S MCCRAY'S MONETA AVE TRACT # 2 LOT 20</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6032-029-006</b>
Census Tract / Block:	<b>2383.10 / 2</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>2</b>
Legal Book/Page:	<b>13-18</b>	Map Reference:	<b>58-A1 /</b>
Legal Lot:	<b>20</b>	Tract #:	<b>2</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C36</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>/</b>	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

### Last Market Sale Information

Recording/Sale Date:	<b>11/19/1999 /</b>	1st Mtg Amount/Type:	<b>\$147,286 / FHA</b>
Sale Price:	<b>\$148,500</b>	1st Mtg Int. Rate/Type:	<b>/ ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>2156896</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$130.61</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>AMERICAN TITLE &amp; TRUST CO</b>		
Lender:	<b>MISCELLANEOUS FIN</b>		
Seller Name:	<b>LAINIZ MELVIN O</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>08/17/1999 /</b>	Prior Lender:	<b>MISCELLANEOUS FIN</b>
Prior Sale Price:	<b>\$160,000</b>	Prior 1st Mtg Amt/Type:	<b>\$96,000 / CONV</b>
Prior Doc Number:	<b>1544256</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,137</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1915 / 1915</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,929</b>	Lot Width/Depth:	<b>43 x 136</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$108,426</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$848.58</b>
Land Value:	<b>\$70,758</b>	Improved %:	<b>35%</b>	Tax Area:	<b>212</b>
Improvement Value:	<b>\$37,668</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>MISC</b>
Total Taxable Value:	<b>\$54,213</b>				

**Comparable Summary**

For Property Located At

**447 W 80TH ST, LOS ANGELES, CA 90003-2705****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**

	<b>Subject Property</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$148,500	\$175,000	\$580,000	\$306,667
Bldg/Living Area	1,137	1,056	1,232	1,143
Price/Sqft	\$130.61	\$142.97	\$514.18	\$271.79
Year Built	1915	1912	1930	1918
Lot Area	5,929	5,330	6,881	6,060
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$108,426	\$47,054	\$270,778	\$173,882
Distance From Subject	0.00	0.32	0.46	0.38

\* = user supplied for search only

✓ # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	447 W 80TH ST	\$148,500	1915	3	1	11/19/1999	1,137	5,929	0.0
<b>Comparables</b>									
✓ 1	225 W 79TH ST	\$245,000	1912	3	1	01/15/2015	1,232	6,436	0.32
✓ 2	241 W 83RD ST	\$310,000	1919	3	1	04/22/2015	1,056	5,330	0.35
✓ 3	602 W 84TH ST	\$230,000	1930	2	2	09/03/2014	1,156	6,508	0.37
✓ 4	428 W 74TH ST	\$175,000	1913	3	1	09/04/2014	1,224	6,881	0.38
✓ 5	845 W 77TH ST	\$580,000	1916	2	2	09/03/2014	1,128	5,611	0.41
✓ 6	857 W 76TH ST	\$300,000	1920	3	2	03/18/2015	1,063	5,591	0.46

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**447 W 80TH ST, LOS ANGELES, CA 90003-2705****6 Comparable(s) Selected.**

Report Date: 05/06/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$148,500	\$175,000	\$580,000	\$306,667
Bldg/Living Area	1,137	1,056	1,232	1,143
Price/Sqft	\$130.61	\$142.97	\$514.18	\$271.79
Year Built	1915	1912	1930	1918
Lot Area	5,929	5,330	6,881	6,060
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$108,426	\$47,054	\$270,778	\$173,882
Distance From Subject	0.00	0.32	0.46	0.38

\* = user supplied for search only

Comp #:	<b>1</b>			Distance From Subject:	<b>0.32 (miles)</b>
Address:	<b>225 W 79TH ST, LOS ANGELES, CA 90003-2417</b>				
Owner Name:	<b>GARCIA ADELSON G</b>				
Seller Name:	<b>LOS ANGELES HOMEOWNERS AID INC</b>				
APN:	<b>6031-020-022</b>	Map Reference:	<b>58-B1 /</b>	Living Area:	<b>1,232</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2396.02</b>	Total Rooms:	
Subdivision:	<b>PECKHAMS MONETA AVE SQUARE</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>01/15/2015</b>	Prior Rec Date:	<b>04/05/1979</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>12/15/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1912 / 1912</b>
Sale Price:	<b>\$245,000</b>	Prior Sale Price:	<b>\$3,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>49562</b>	Acres:	<b>0.15</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>6,436</b>	Pool:	
Total Value:	<b>\$47,054</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>2</b>			Distance From Subject:	<b>0.35 (miles)</b>
Address:	<b>241 W 83RD ST, LOS ANGELES, CA 90003-2810</b>				
Owner Name:	<b>ROJAS ROSARIO D S</b>				
Seller Name:	<b>EARTH IN MOTION INVESTMENTS IN</b>				
APN:	<b>6031-032-026</b>	Map Reference:	<b>58-B1 /</b>	Living Area:	<b>1,056</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2397.01</b>	Total Rooms:	
Subdivision:	<b>SUNSET SQUARE</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>04/22/2015</b>	Prior Rec Date:	<b>01/15/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/15/2015</b>	Prior Sale Date:	<b>12/19/2013</b>	Yr Built/Eff:	<b>1919 / 1930</b>
Sale Price:	<b>\$310,000</b>	Prior Sale Price:	<b>\$181,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>449270</b>	Acres:	<b>0.12</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$304,165</b>	Lot Area:	<b>5,330</b>	Pool:	
Total Value:	<b>\$206,750</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>3</b>			Distance From Subject:	<b>0.37 (miles)</b>
Address:	<b>602 W 84TH ST, LOS ANGELES, CA 90044-5816</b>				
Owner Name:	<b>AJG REALTY INC</b>				
Seller Name:	<b>CAPITAL COVE ASSET MANAGEMENT</b>				
APN:	<b>6032-017-034</b>	Map Reference:	<b>58-A1 /</b>	Living Area:	<b>1,156</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2383.20</b>	Total Rooms:	
Subdivision:	<b>WOOD &amp; SCHLEICHERS FIGUEROA PARK SQUARE</b>	Zoning:	<b>LAR3</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>09/03/2014</b>	Prior Rec Date:		Bath(F/H):	<b>2 /</b>
Sale Date:	<b>08/25/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1930 / 1930</b>
Sale Price:	<b>\$230,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>923183</b>	Acres:	<b>0.15</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>6,508</b>	Pool:	
Total Value:	<b>\$49,305</b>	# of Stories:		Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>4</b>			Distance From Subject:	<b>0.38 (miles)</b>
Address:	<b>428 W 74TH ST, LOS ANGELES, CA 90003-1725</b>				
Owner Name:	<b>ARDON MARIO S &amp; MIRNA</b>				
Seller Name:	<b>MENDOZA CATALINA</b>				
APN:	<b>6020-031-013</b>	Map Reference:	<b>52-A6 /</b>	Living Area:	<b>1,224</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2377.10</b>	Total Rooms:	<b>6</b>
Subdivision:	<b>PECKMANS MONETA AVE SQUARE 03</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>09/04/2014</b>	Prior Rec Date:	<b>04/04/1997</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/29/2014</b>	Prior Sale Date:		Yr Built/Eff:	<b>1913 / 1929</b>
Sale Price:	<b>\$175,000</b>	Prior Sale Price:		Air Cond:	<b>YES</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>CONVENTIONAL</b>
Document #:	<b>926828</b>	Acres:	<b>0.16</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$166,250</b>	Lot Area:	<b>6,881</b>	Pool:	
Total Value:	<b>\$249,404</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:	<b>5</b>			Distance From Subject:	<b>0.41 (miles)</b>
Address:	<b>845 W 77TH ST, LOS ANGELES, CA 90044-5101</b>				
Owner Name:	<b>LEVIN FAMILY TRUST</b>				
Seller Name:	<b>OCEAN DEV INC</b>				
APN:	<b>6020-010-027</b>	Map Reference:	<b>51-F6 /</b>	Living Area:	<b>1,128</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2377.20</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>MCCARTHY COS FLORENCE AVE HEIGHTS</b>	Zoning:	<b>LARD2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>09/03/2014</b>	Prior Rec Date:	<b>12/04/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>06/19/2014</b>	Prior Sale Date:	<b>11/27/2013</b>	Yr Built/Eff:	<b>1916 / 1920</b>
Sale Price:	<b>\$580,000</b>	Prior Sale Price:	<b>\$220,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>923759</b>	Acres:	<b>0.13</b>	Fireplace:	<b>Y / 1</b>
1st Mtg Amt:	<b>\$406,000</b>	Lot Area:	<b>5,611</b>	Pool:	
Total Value:	<b>\$220,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>6</b>			Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>857 W 76TH ST, LOS ANGELES, CA 90044-5120</b>				
Owner Name:	<b>IH5 PROPERTY WEST LP</b>				
Seller Name:	<b>LOZANO JUAN R</b>				
APN:	<b>6020-007-030</b>	Map Reference:	<b>51-F6 /</b>	Living Area:	<b>1,063</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2377.10</b>	Total Rooms:	
Subdivision:	<b>MCCARTHY COMPANYS FLORENCE AVE</b>	Zoning:	<b>LARD1.5</b>	Bedrooms:	<b>3</b>
Rec Date:	<b>03/18/2015</b>	Prior Rec Date:	<b>04/15/2013</b>	Bath(F/H):	<b>2 /</b>
Sale Date:	<b>02/10/2015</b>	Prior Sale Date:	<b>01/18/2013</b>	Yr Built/Eff:	<b>1920 / 1945</b>
Sale Price:	<b>\$300,000</b>	Prior Sale Price:	<b>\$220,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	
Document #:	<b>292454</b>	Acres:	<b>0.13</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>5,591</b>	Pool:	
Total Value:	<b>\$270,778</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**

Date: **May 08, 2015**

JOB ADDRESS: **11249 NORTH GAVIOTA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6032-029-006**

CASE#: **404654**

ORDER NO: **A-2694229**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 31, 2011**

COMPLIANCE EXPECTED DATE: **February 10, 2011**

DATE COMPLIANCE OBTAINED: **April 25, 2013**

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-2694229



**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.

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

Inspector:



Date: January 24, 2011

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

  
REVIEWED BY