

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

January 21, 2015

Council District: # 8

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

JOB ADDRESS: **7519 SOUTH HOOVER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6020-007-017**

On July 8, 2009, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **7519 South Hoover 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.

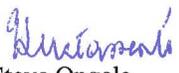
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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	\$ 425.00
Late Charge/Collection fee (250%)	1,062.50
Accumulated Interest (1%/month)	128.75
Title Report fee	42.00
Grand Total	\$ 1,658.25

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 **\$1,658.25** 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 **\$1,658.25** 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

fr 
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. T10936
Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 6020-007-017

Property Address: 7519 S HOOVER ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Mision Pentecostes Internacional Puerta Del Cielo, a California Corporation

Grantor : Mision Pentecostes Internacional Puerta Del Cielo, a California Corporation who acquired title as Mission Petencostes Internacional Puerta Del Cielo, a California Corporation, Mauro H. Lopez and Yolanda Lopez husband and wife, Santiago Carranza and Guadalupe Carranza, husband and wife

Deed Date : 7/9/2010

Recorded : 7/19/2010

Instr No. : 20100980386

MAILING ADDRESS: Mision Pentecostes Internacional Puerta Del Cielo,
PO BOX 3879 CHATSWORTH CA 91313

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 36 in Block 4 of McCarthy Company's Florence Avenue Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page 86 of Maps, in the office of the County recorder of said County.

APN: 6020-007-017

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 : \$349,000.00

Dated : 7/9/2010

Trustor : Mision Pentecostes Internacional Puerta Del Cielo, a California Corporation

Trustee : BDM Mortgage Service, Inc., 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

Work Order No. T10936

SCHEDULE B (Continued)

Beneficiary : Dennis D. Johnson and Carol A. Johnson, 28.653 percent interest, William Gaby, Trustee and Margaret Gaby, Trustee, 24.069 percent interest, CCCC Growth Fund, LLC, 14.327 percent interest, Robert C. Gaby, Trustee Gaby Irrevocable Trust, 14.327 percent interest, Mark Albert, Trustee, 8.596 percent interest, Andrew M. Forman, Trustee and Melba Forman, Trustee, 7.163 percent interest, The Rendell Family Trust, 2.865 percent interest

Recorded : 7/19/2010

Instr No. : 20100980388

MAILING ADDRESS: BDM Mortgage Services, Inc., P.O. Box 3879, Chatsworth, CA 91313-3879

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

Assignee : Lincoln Trust Company FBO Ingrid P. De Leon Ira, as to an undivided 3.895 percent interest, Lincoln Trust Company FBO Jose C. Panlilio Ira, as to an undivided 3.188 percent interest, Lincoln Trust Company FBO Patricio A. Manalastas Ira, as to an undivided 3.477 percent interest, Lincoln Trust Company FBO Telly G. Manalastas Ira, as to an undivided 3.767 percent interest

Recorded : 4/6/2011

Instr No. : 20110503444

MAILING ADDRESS: Lincoln Trust Company FBO Ingrid P. De Leon Ira – Not Shown

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

Assignee : Lina C. Francisco, a widow as her sole and separate property as to an undivided 3.895 percent interest

Recorded : 6/13/2012

Instr No. : 20120879643

MAILING ADDRESS: Lina C. Francisco - 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 : \$122,000.00

Dated : 7/9/2010

Trustor : Mision Pentecostes Internacional Puerta Del Cielo, a California Corporation

Trustee : BDM Mortgage Services, Inc., a California Corporation

Beneficiary : Gloria G de Leon, Ira and Lincoln Trust Company, Trustee, 40.984 percent interest, Bradley A Walstrom Ira, Lincoln Trust Company, Trustee, 22.131 percent interest, Gary Dutra, Trustee and Angela Dutra, Trustee, 16.393 percent interest, BDM Mortgage Services, Inc. and Profit Sharing Plan and Trust, 9.836 percent interest, Cathleen Anne Walsh and Lincoln Trust Company, Trustee, 5.738 percent interest, Andrew Forman, Equity Trust Company, 2.459 percent interest, Daniel Aranda and Barbara Aranda, 2.459 percent interest

Recorded : 7/19/2010

Instr No. : 20100980389

Mailing Address: BDM Mortgage Services, Inc., P.O. Box 3879, Chatsworth, CA 91313-3879

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

Assignee : Walsh Family Financial Plan LLC, as to an undivided 5.738 percent interest

Recorded : 8/20/2013

Instr No. : 20131219303

MAILING ADDRESS: Walsh Family Financial Plan LLC - Not Shown

A Notice of Default under the terms of said Deed of Trust

Executed by : BDM Loan Services, Inc., as Trustee

Recorded : 9/26/2014

Instr No. : 20141018663

MAILING ADDRESS: BDM Mortgage Services, Inc., P.O. Box 3879, Chatsworth, CA 91313

RECORDING REQUESTED BY:
Lawyers Title

2

AND WHEN RECORDED, MAIL TO:

BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth, CA 91313-3879



THIS SPACE FOR RECORDER'S USE ONLY

ASSESSOR'S PARCEL NO.: 6020-007-016
6020-007-017
6020-007-018
TITLE ORDER NO: 610693381

The undersigned Grantor(s) declare(s) that the DOCUMENT TRANSFER TAX IS:

\$ N/A ϕ County \$ N/A ϕ City

ESCROW NO:

- 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
- OR transfer is EXEMPT from tax for the following reason:

GRANT DEED

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

"This is a bonafide gift and the grantor received nothing in return, R & T 11911"

as per Exhibit "A" attached hereto and made a part hereof

hereby GRANT(S) to

Mision Pentecostes Internacional Puerta Del Cielo, a California corporation
all that real property situated in the City of Los Angeles
County of Los Angeles, State of California, described as:

Lots 35, 36 and 37 in Block 4 of McCarthy Company's Florence Avenue Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page 86 of Maps, in the office of the County Recorder of said County.

Dated 7-9-10

STATE OF CALIFORNIA,)
COUNTY OF) ss.

On , before me

, Notary Public, personally appeared

Mision Pentecostes Internacional Puerta Del Cielo, a California corporation

Guillermo Rene Dardon, President

Mauricio H. Lopez

Yolanda Lopez

Santiago Carranza

Guadalupe Carranza

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

MAIL TAX STATEMENTS TO:

(This area for official notary seal)

NAME

ADDRESS

CITY, STATE & ZIP

15A

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

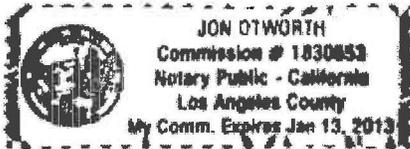
State of California

County of Los Angeles

On July 9th, 2010 before me, Jon Otworth, Notary Public

personally appeared Guillermo Rene Gordon

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

Jon Otworth
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: Grant Deed

Document Date: July 9th, 2010 Number of Pages: 2

Signer(s) Other Than Named Above: _____

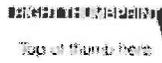
Capacity(ies) Claimed by Signer(s)

Signer's Name: Guillermo Rene Gordon

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



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



Signer Is Representing: _____

Signer Is Representing: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

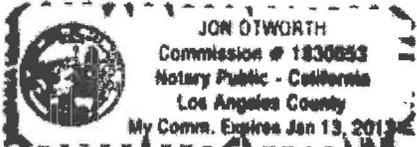
State of California

County of *Los Angeles*

On *July 9th, 2010* before me,
Date
personally appeared *Santiago Carranza*

}
Jon Otworth, Notary Public
Here Insert Name and Title of the Officer
Santiago Carranza & Guadalupe Carranza
Name(s) of Signer(s)

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.



Place Notary Seal Above

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 *Jon Otworth*
Signature of Notary Public

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: *Grant Deed*
Document Date: *July 9th, 2010* Number of Pages: *2*
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: _____
- Top of thumb here

- Signer's Name _____
- Individual
 - Corporate Officer — Title(s): _____
 - Partner — Limited General
 - Attorney in Fact
 - Trustee
 - Guardian or Conservator
 - Other
- Top of thumb here

Signer Is Representing: _____

Signer Is Representing: _____

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of *Los Angeles*

On *July 9th 2010* before me, *Jon Otworth, Notary Public*

personally appeared *Mauro Lopez + Yolanda Lopez*

}
Here Insert Name and Title of the Officer
Name(s) of Signer(s)

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 *Jon Otworth*
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: *Grant Deed*

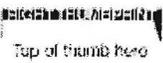
Document Date: *July 9th, 2010*

Number of Pages *2*

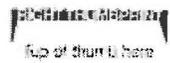
Signer(s) Other Than Named Above

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



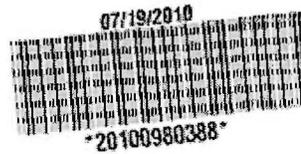
Signer Is Representing _____

Signer Is Representing _____

Recording Requested By

Lawyers Title

When Recorded Mail To
BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth CA 91313-3879



2

Title Order No. 410693381

Space above this line for recorder's use

DEED OF TRUST

RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. M01832

This Deed of Trust, made this 9th day of July 2010, among the Trustor, **Mision Pentecostes Internacional Puerta Del Cielo, a California corporation** (herein "Borrower"), **BDM Mortgage Services, Inc., a California corporation** (herein "Trustee"), and the Beneficiary, [See Addendum Attached] (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Los Angeles, State of California Lots 36 and 37 in Block 4 of McCarthy Company's Florence Avenue Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page 86 of Maps, in the office of the County Recorder of said County., which has the address of 7519 & 7523 S. Hoover Street Los Angeles CA 90044** (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated **07/09/2010**, in the principal sum of U.S. **\$349,000.00**, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained, and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest, and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the **Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record.**

UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS

1. Payments of Principal and/or Interest. Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

17A

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this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

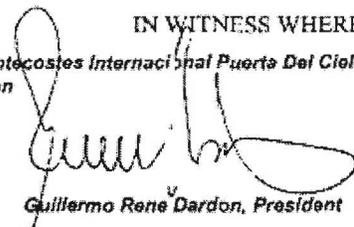
**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book _____, Page(s) _____, Instrument No. _____, Official Records of County Recorder of _____ County, California. The original Trustor _____ and the original Trustee _____ and the original _____ and the original _____

Beneficiary _____
Mail to _____

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Mision Pentecostes Internacional Puerta Del Cielo, a California Corporation

✓ 
Borrower Guillermo Rene Dardon, President

07/09/10
Date

Borrower

Date

State of California
County of Los Angeles

On July 9th, 2010 before me, Jon Otworth, Notary Public
personally appeared Guillermo Rene Dardon

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 



REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER")

Date

Signature of Beneficiary (the "LENDER")

Date

" Addendum "

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BDM MORTGAGE SERVICES
21601 Devonshire Street #116 Chatsworth CA 91311

LENDER IDENTIFICATION

Escrow Number: M01832
Borrowers: Mision Pentecostes Internacional

Beneficiary Name(s) and Vesting	Loan Funds Deposited	Beneficial Interest	Date Funds Deposited
Dennis D. Johnson Carol A. Johnson Dennis D. Johnson and Carol A. Johnson, husband and wife as joint tenants	\$100,000.00	28.653%	
William Gaby, Trustee Margaret Gaby, Trustee William Gaby and Margaret Gaby, Trustees of The Gaby Family Trust	\$84,000.00	24.069%	
CCCC Growth Fund, LLC Attn. Gloria deLeon CCCC Growth Fund LLC	\$50,000.00	14.327%	
Robert C. Gaby, Trustee Gaby Irrevocable Trust Robert Charles Gaby, Trustee of the Robert Charles Gaby Irrevocable Trust dated 2/26/01	\$50,000.00	14.327%	
Mark Albert, Trustee Mark Albert, Trustee of the Mark Albert Revocable Trust	\$30,000.00	8.596%	
Andrew M. Forman, Trustee and Melba Forman, Trustee Andrew M. Forman and Melba Forman, Trustees of the Forman Living Trust dated December 11, 1991	\$25,000.00	7.163%	
The Rendell Family Trust Walter Rendell and Kathleen Rendell, Trustees of The Rendell Family Trust dated 8/28/07	\$10,000.00	2.865%	

RECORDING REQUESTED BY:
Lawyers Title
When Recorded Mail Document To:



BDM Mortgage Services, Inc.
P.O Box 3879
Chatsworth, CA 91313-3879

Escrow No. MA1832
Title Order No. MISION PENTECOSTES IPDC

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

A406

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
AS PER ATTACHED "EXHIBIT A" ATTACHED HERETO AND MADE A PART HEREOF.

all beneficial interest under that certain Deed of Trust dated 07/09/2010
executed by MISION PENTECOSTES INTERNATIONAL PUERTA DEL CIELO, a California corporation, Trustor,
to BDM Mortgage Services, Inc, a California corporation, Trustee
and recorded as instrument No 20100980388 on 07/19/2010 in book - page -
of Official Records in the County Recorder's Office of Los Angeles County, California, describing land therein as:
As more fully described on said Deed of Trust

Together with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all rights accrued or to accrue under said Deed of Trust

DATED March 18, 2011

STATE OF CALIFORNIA
COUNTY OF Los Angeles

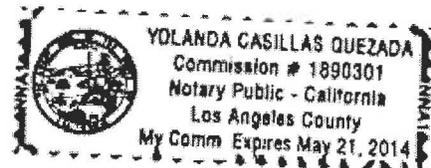
ON March 18, 2011 before me,
Yolanda Casillas Quezada,
Notary Public, personally appeared
Carl L. Herrmann, Jr.

CCCC GROWTH FUND, LLC
Carl L. Herrmann, Jr., Manager

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 acknowledge 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: Yolanda Casillas Quezada



THIS INSTRUMENT IS RECORDED AT THE
REQUEST OF LAWYERS TITLE AS
AN ACCOMMODATION ONLY. IT HAS NOT
BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO ITS EFFECTS UPON TITLE.

“ EXHIBIT A “

Assignment to Deed of Trust

Loan Number: MA1832

Loan Name : Mision Pentecostes International Puerta del Cielo

**LINCOLN TRUST COMPANY FBO INGRID P. DE LEON IRA,
As to an undivided 3.895% interest,**

**LINCOLN TRUST COMPANY FBO JOSE C. PANLILIO IRA,
As to an undivided 3.188% interest.**

**LINCOLN TRUST COMPANY FBO PATRICIO A. MANALASTAS IRA,
As to an undivided 3.477% interest.**

**LINCOLN TRUST COMPANY FBO TELLY G. MANALASTAS IRA,
As to an undivided 3.767% interest.**

② *msm*

RECORDING REQUESTED BY:

When Recorded Mail Document To:

BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth, CA 91313-3879



Escrow No. MA1832
Title Order No. MISION PENTECOSTES INT'L

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: **NOTE:** This Assignment should be kept with the Note and Deed of Trust hereby assigned.

5908343

Assignment of Deed of Trust

"ACCOMODATION ONLY"

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
LINA C. FRANCISCO, A WIDOW AS HER SOLE AND SEPARATE PROPERTY AS TO AN UNDIVIDED 3.895%
INTEREST.

all beneficial interest under that certain Deed of Trust dated JULY 09, 2010

executed by MISION PENTECOSTES INTERNATIONAL PUERTA DEL CIELO, A California Corporation, Trustor,

to BDM MORTGAGE SERVICES, INC., A CALIFORNIA CORPORATION, Trustee

and recorded as instrument No. 20100980388 on 07/19/2010 in book - , page -

, of Official Records in the County Recorder's Office of LOS ANGELES County, California, describing land therein as:

As more fully described on said Deed of Trust.

Together with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all rights accrued or to accrue under said Deed of Trust

DATED: *6/5/12*

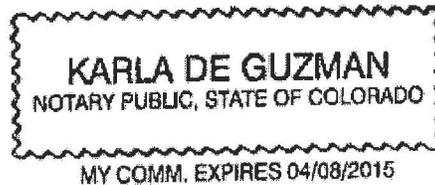
STATE OF CALIFORNIA COLORADO
COUNTY OF DENVER
ON *6/5/2012* before me,
KARLA DEGUZMAN NOTARY PUBLIC
personally appeared
MICHELLE FAUSETT

M. Fauset

LINCOLN TRUST CO., FBO INGRID P. DE LEON, #60787922
MICHELLE FAUSETT

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 acknowledge 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 *K. De Guzman*

14C

Recording Requested By

Lawyers Title

When Recorded Mail To
BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth CA 91313-3879

Title Order No 610693381



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Space above this line for recorder's use

DEED OF TRUST

RECORDER INDEX FOR SPECIAL NOTICE

Loan No M01881

This Deed of Trust, made this 9th day of July 2010, among the Trustor, **Mision Pentecostes Internacional Puerta Del Cielo, a California corporation** (herein "Borrower"), **BDM Mortgage Services, Inc., a California corporation** (herein "Trustee"), and the Beneficiary, [See Addendum Attached] (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Los Angeles, State of California: Lots 36 and 37 in Block 4 of McCarthy Company's Florence Avenue Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 11, Page 86 of Maps, in the office of the County Recorder of said County.**, which has the address of **7519 & 7523 S. Hoover Street Los Angeles CA 90044** (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust, and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated **07/09/2010**, in the principal sum of U.S. **\$122,000.00**, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust, the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"), and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the **Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to encumbrances of record.**

UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS

1. Payments of Principal and/or Interest. Borrower shall promptly pay, when due, the principal of and/or interest on the indebtedness evidenced by the Note, prepayment and late charges as provided in the Note, and the principal of and/or interest on any Future Advances secured by the Deed of Trust.

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this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law

**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book _____, Page(s) _____, Instrument No. _____, Official Records of County Recorder of _____ County, California. The original Trustor and the original Trustee and the original

Beneficiary
Mail to:

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Mision Pentecostes Internacional Puerta Del Cielo, a California corporation

[Handwritten Signature]

7/9/10

Borrower *Guillermo Rene Dardon, President* Date Borrower Date

State of California
County of *Los Angeles*

On *July 9th, 2010* before me, *Jon Otworth, Notary Public*
personally appeared *Guillermo Rene Dardon*

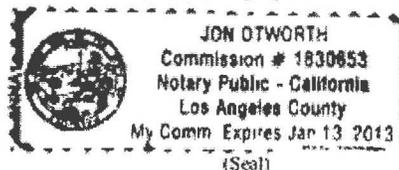
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument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

[Handwritten Signature]

Signature



REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") Date Signature of Beneficiary (the "LENDER") Date



RECORDING REQUESTED BY:

When Recorded Mail Document To:

BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth, CA 91313-3879

Escrow No.
Title Order No. MA1881

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

5916183-1

Assignment of Deed of Trust

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

ACCOMMODATION

Walsh Family Financial Plan LLC, as to an undivided 5.738% interest

all beneficial interest under that certain Deed of Trust dated Jul 9, 2010

executed by Mision Pentecostes Internacional Puerta Del Cielo, a California corporation

, Trustor.

to BDM Mortgage Services, Inc., a California corporation

, Trustee

and recorded as instrument No. 20100980389 on Jul 19, 2010 in book N/A, page N/A

of Official Records in the County Recorder's Office of Los Angeles County, California, describing land therein as:

As more fully described on said Deed of Trust

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust

DATED: 8/13/13

STATE OF CALIFORNIA, Arizona

COUNTY OF Maricopa

ON August 13, 2013 before me,

William Striplin personally appeared

Lindsey Furbacher

Lindsey Furbacher
Vantage Retirement Plans, LLC

VANTAGE RETIREMENT PLANS, LLC

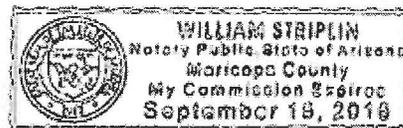
BY: Lindsey Furbacher

its Authorized Signer

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 acknowledge 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: William Striplin



RECORDING REQUESTED BY:

When Recorded Mail Document To:

BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth, CA 91313-3879

Escrow No.
Title Order No. MA18R1

SPACE ABOVE THIS LINE FOR RECORDER'S USE

APN: NOTE: This Assignment should be kept with the Note and Deed of Trust hereby assigned.

5916183-1 Assignment of Deed of Trust ACCOMMODATION
FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to

Walsh Family Financial Plan LLC, as to an undivided 5 738% interest

all beneficial interest under that certain Deed of Trust dated Jul 9, 2010
executed by Mision Pentacostes Internacional Puerta Del Cielo, a California corporation, Trustor.

to BDM Mortgage Services, Inc., a California corporation, Trustee

and recorded as instrument No. 20100980389 on Jul 19, 2010 in book N/A, page N/A

, of Official Records in the County Recorder's Office of Los Angeles County, California, describing land therein as.

As more fully described on said Deed of Trust

Together with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all rights accrued or to accrue under said Deed of Trust

DATED: 8/13/13

STATE OF CALIFORNIA, Arizona
COUNTY OF Maricopa
ON August 13, 2013 before me,

William Striplin
personally appeared

Lindsey Furbacher

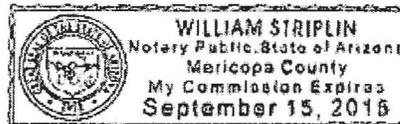
Lindsey Furbacher
Vantage Retirement Plans, LLC

VANTAGE RETIREMENT PLANS, LLC
BY: Lindsey Furbacher
Authorized Signer

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 acknowledge 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 *William Striplin*



I certify under penalty of perjury that the forgoing is true and correct.

8, 19, 13
Date



A.RUIZ / DPS Agent

Executed in Norwalk CA.

RECORDING REQUESTED BY:
LAWYERS TITLE COMPANY



WHEN RECORDED MAIL TO:
BDM Mortgage Services, Inc.
P.O. Box 3879
Chatsworth, CA 91313
TS#00124

5920429

6020-007-017-018 6020-007-018

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED
注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP
LƯU Ý: KÈM THEO ĐẦY LÀ BẢN TRÌNH BÀY TÓM TẮC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY
(The above statement is made pursuant to CA Civil Code Section 2923.3(C)(1). The summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(C)(2).

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recording appears on this notice).

This amount is \$10,425.79 as of September 24, 2014, and will increase until your account becomes current.

While your property is in foreclosure, you still must pay other obligations (such as insurance and taxes) required by your Note and Deed of Trust or Mortgage. If you fail to make future payments on the loan, pay taxes on the property, provide insurance on the property, or pay other obligations as required in the Note and Deed of Trust or Mortgage, the Beneficiary or Mortgagee may insist that you do so in order to reinstate your account in good standing. In addition, the Beneficiary or Mortgagee may require as a condition to reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes and hazard premiums.

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three month period stated above) to,

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among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor. To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: BDM Mortgage Services, Inc., located at 21601 Devonshire St. #219, Chatsworth, CA 91311 Phone: 818-708-8889. If you have any questions, you should contact a lawyer or a governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded proper to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.

NOTICE IS HEREBY GIVEN THAT: BDM Loan Services, is the original Trustee, duly appointed Substituted Trustee, or action as Agent for the Trustee or Beneficiary under a Deed of Trust dated as July 9, 2010, executed by MISION PENTECOSTES INTERNACIONAL PUERTA DEL CIELO, a California corporation, as Trustor(s) to secure obligations in favor of AS PER EXHIBIT "A" ATTACHED HERETO AND MADE PART HEREOF as the original Beneficiary, it's successors and/or assigns, recorded July 19, 2010, as Instrument No. 20100980389, of the official records in the Office of the Recorder of Fresno County, California, as more fully described on said Deed of Trust. Including a Note(s) for the sum of \$122,000.00, that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the Beneficiary; that a breach of and default in the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: **THE INSTALLMENT OF PRINCIPAL AND INTEREST WHICH BECAME DUE ON MARCH 15, 2014, AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL AND INTEREST, ALONG WITH LATE CHARGES, PLUS FORECLOSURE COSTS AND LEGAL FEES, PLUS ALL OF THE TERMS AND CONDITIONS AS PER THE DEED OF TRUST, PROMISSORY NOTE AND REGLATED LOAN DOCUMENTS.**

** Los Angeles*

That by reason thereof, the present beneficiary under such Deed of Trust, has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing obligations secured thereby, and the undersigned does hereby declare all sums secured thereby immediately due and payable and dose hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

Dated: September 24, 2014

BDM LOAN SERVICES, INC., AS TRUSTEE


BY: Laurie McCarter, Trustee Sale officer

BDM Loan Services may be acting as a debt collector attempting to collect a debt. Any information obtained may be used for that purpose.

To the extent your original obligation was discharged, or is subject to an automatic stay of bankruptcy under Title 11 of the United State Code, this notice is for compliance and/or informational purposes only and does not constitute an attempt to collect a debt or to impose personal liability for such obligation. However, a secured party retains rights under it's security instrument, including the right to foreclose its lien.

H

CALIFORNIA DECLARATION OF COMPLIANCE
(Civil Code § 2923.55(c))

Borrower(s): **Mision Pentecostes Internacional**

T.S No: **00124**

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

- 1. The mortgage servicer has contacted the Borrower pursuant to California Civil Code § 2923.55(b)(2) to "assess the Borrower's financial situation and explore options for the Borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
- 2. The mortgage servicer has exercised due diligence to contact the Borrower pursuant to California Civil Code § 2923.55(f) to "assess the Borrower's financial situation and explore options for the Borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
- 3. No contact was required by the mortgage servicer because the individual did not meet the definition of 'Borrower' pursuant to subdivision (c) of Section 2920.5.
- 4. No contact was made with the Borrower pursuant to Civil Code § 2923.55 because the above-referenced loan is not secured by a first lien mortgage or deed of trust that secures a loan described in Civil Code § 2924.15(a).

I certify and represent that this mortgage servicer's declaration is accurate, complete and based upon competent and reliable evidence, including my review of the mortgage servicer's business records

Date: **9/24/14**

Laurie McCarter
By: _____

Laurie McCarter, Trustee Sale Officer

ATTACHMENT TO NOTICE OF DEFAULT

Property Detail Report

For Property Located At :
7519 S HOOVER ST, LOS ANGELES, CA 90044-6007



Owner Information

Owner Name: **MISION PENTECOSTES INTERNACIONAL**
 Mailing Address: **PO BOX 3879, CHATSWORTH CA 91313-3879 B007**
 Vesting Codes: **// CO**

Location Information

Legal Description: **THE MCCARTHY COS FLORENCE AVE HEIGHTS EX OF ST LOT 36**
 County: **LOS ANGELES, CA** APN: **6020-007-017**
 Census Tract / Block: **2377.10 / 1** Alternate APN:
 Township-Range-Sect: Subdivision: **MCCARTHY COS FLORENCE AVE HEIGHTS**
 Legal Book/Page: **11-86** Map Reference: **52-A6 / 704-B1**
 Legal Lot: **36** Tract #: **LOS ANGELES**
 Legal Block: **4** School District:
 Market Area: **C36** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: **07/19/2010 / 07/09/2010** Deed Type: **GRANT DEED**
 Sale Price: 1st Mtg Document #: **980386** **980388**
 Document #: **980386**

Last Market Sale Information

Recording/Sale Date: **/** 1st Mtg Amount/Type: **/**
 Sale Price: 1st Mtg Int. Rate/Type: **/**
 Sale Type: 1st Mtg Document #: **/**
 Document #: 2nd Mtg Amount/Type: **/**
 Deed Type: 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: **/** Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type:

Property Characteristics

Year Built / Eff: 1924 / 1924	Total Rooms/Offices	Garage Area:
Gross Area: 4,610	Total Restrooms:	Garage Capacity:
Building Area: 4,610	Roof Type:	Parking Spaces:
Tot Adj Area:	Roof Material:	Heat Type:
Above Grade:	Construction:	Air Cond:
# of Stories:	Foundation:	Pool:
Other Improvements:	Exterior wall:	Quality:
	Basement Area:	Condition:

Site Information

Zoning: LAR4	Acres: 0.12	County Use: ATHL/AMUSE FACILITY (6500)
Lot Area: 5,012	Lot Width/Depth: x	State Use:
Land Use: RECREATIONAL (NEC)	Commercial Units:	Water Type:
Site Influence:	Sewer Type:	Building Class:

Tax Information

Total Value: \$562,940	Assessed Year: 2014	Property Tax: \$7,249.84
Land Value: \$157,833	Improved %: 72%	Tax Area: 212
Improvement Value: \$405,107	Tax Year: 2014	Tax Exemption:
Total Taxable Value: \$562,940		

Comparable Summary

For Property Located At



7519 S HOOVER ST, LOS ANGELES, CA 90044-6007

2 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: 2

	Subject Property	Low	High	Average
Sale Price	\$0	\$1,000,000	\$3,275,000	\$2,137,500
Bldg/Living Area	4,610	4,373	4,794	4,584
Price/Sqft	\$0.00	\$208.59	\$748.91	\$478.75
Year Built	1924	1923	1962	1942
Lot Area	5,012	11,381	558,824	285,102
Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$562,940	\$1,366,167	\$1,560,849	\$1,463,508
Distance From Subject	0.00	15.10	19.46	17.28

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property									
<input type="checkbox"/>		7519 S HOOVER ST		1924			4,610	5,012	0.0
Comparables									
<input checked="" type="checkbox"/>	1	10858 OXNARD ST	\$1,000,000	1962		11/17/2014	4,794	11,381	15.1
<input checked="" type="checkbox"/>	2	436 S TOPANGA CANYON BLVD	\$3,275,000	1923		05/16/2014	4,373	558,824	19.46

Comparable Sales Report

For Property Located At

**7519 S HOOVER ST, LOS ANGELES, CA 90044-6007****2 Comparable(s) Selected.**

Report Date: 01/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$0	\$1,000,000	\$3,275,000	\$2,137,500
Bldg/Living Area	4,610	4,373	4,794	4,584
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Bedrooms	0	0	0	0
Bathrooms/Restrooms	0	0	0	0
Stories	0.00	0.00	0.00	0.00
Total Value	\$562,940	\$1,366,167	\$1,560,849	\$1,463,508
Distance From Subject	0.00	15.10	19.46	17.28

* = user supplied for search only

Comp #:	1	Distance From Subject:	15.1 (miles)
Address:	10858 OXNARD ST, NORTH HOLLYWOOD, CA 91606-5021		
Owner Name:	POBEBBA SERVICES INC		
Seller Name:	HI-R MANAGEMENT CO		
APN:	2415-012-042	Map Reference:	16-E6 / 533-A7
County:	LOS ANGELES, CA	Census Tract:	1243.00
Subdivision:	9854	Zoning:	LAC2
Rec Date:	11/17/2014	Prior Rec Date:	03/06/2007
Sale Date:	10/20/2014	Prior Sale Date:	12/29/2006
Sale Price:	\$1,000,000	Prior Sale Price:	\$1,250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1221506	Acres:	0.26
1st Mtg Amt:	\$900,000	Lot Area:	11,381
Total Value:	\$1,366,167	# of Stories:	
Land Use:	RECREATIONAL (NEC)	Park Area/Cap#:	/

Comp #:	2	Distance From Subject:	19.46 (miles)
Address:	436 S TOPANGA CANYON BLVD, TOPANGA, CA 90290-3136		
Owner Name:	GULLY LLC		
Seller Name:	MARIOTT R P 2007 TRUST		
APN:	4445-024-007	Map Reference:	109-C5 / 590-B7
County:	LOS ANGELES, CA	Census Tract:	8001.02
Subdivision:		Zoning:	LCRR-M1*
Rec Date:	05/16/2014	Prior Rec Date:	02/05/1998
Sale Date:	04/16/2014	Prior Sale Date:	01/26/1998
Sale Price:	\$3,275,000	Prior Sale Price:	\$1,200,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	508117	Acres:	12.83
1st Mtg Amt:	\$1,500,000	Lot Area:	558,824
Total Value:	\$1,560,849	# of Stories:	
Land Use:	RECREATIONAL (NEC)	Park Area/Cap#:	/

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ

Date: January 21, 2015

JOB ADDRESS: 7519 SOUTH HOOVER STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6020-007-017

CASE#: 294390

ORDER NO: A-2237137

EFFECTIVE DATE OF ORDER TO COMPLY: July 8, 2009

COMPLIANCE EXPECTED DATE: July 8, 2009

DATE COMPLIANCE OBTAINED: August 18, 2009

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2237137

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

MISSION PENTECOSTES INTL PUER
5917 STAFFORD AVE
HUNTINGTON PARD, CA 90255

CASE #: 294390
ORDER #: A-2237137
EFFECTIVE DATE: July 08, 2009
COMPLIANCE DATE: July 08, 2009

OWNER OF
SITE ADDRESS: 7519 S HOOVER ST
ASSESSORS PARCEL NO.: 6020-007-017
ZONE: R4; Multiple Dwelling Zone

THIS ORDER REQUIRES IMMEDIATE ACTION.

An inspection has revealed that the property (Site Address) listed above is in violation of the Los Angeles Municipal Code (L.A.M.C.) as follows:

VIOLATION(S):

1. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Comments: Discontinue all interior remodel including removal of interior wall cover and sub flooring.

2. The approximate 40'x120' remodel of the church was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s).
2) Restore the existing structure(s) to its originally approved condition.

OR

3) Submit plans, obtain the required permits and make the structure(s) comply with all requirements of the L.A.M.C.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

A proposed noncompliance fee in the amount of \$425.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the



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

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determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF **\$1,487.50**.

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

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 5:00 p.m. Monday through Friday.

Inspector:



Date: July 01, 2009

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


REVIEWED BY