

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATELOS  
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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

November 25, 2014

Council District: # 15

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

**JOB ADDRESS: 11916 SOUTH FIGUEROA STREET, LOS ANGELES, CA**  
**ASSESSORS PARCEL NO. (APN): 6088-026-010**

On September 22, 2012 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: **11916 South Figueroa 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order August 23, 2012 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	739.14
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,952.70</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 **\$3,952.70** 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 **\$3,952.70** 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*  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

BY: \_\_\_\_\_  
DEPUTY

# EXHIBIT A



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

## Property Title Report

Work Order No. T10507  
Dated as of: 07/22/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 6088-026-010

Property Address: 11916 S FIGUEROA ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: SHERRI ADAMS, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS SHERI ADAMS, AN UNMARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Grantee: SHERRI ADAMS, AN UNMARRIED WOMAN

Instrument: 06 / 2581282

Book/Page: N/A

Dated: 11/16/2006

Recorded: 11/21/2006

MAILING ADDRESS: SHERRI ADAMS,  
13023 SOUTH WILTON PLACE GARDENA, CA 90249

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 102 AND 103 OF TRACT NO. 3777, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 58, PAGE 40 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST AND SECURITY AGREEMENT

Trustor/Mortgagor: SHERRI ADAMS,

Lender/Beneficiary: LAND AMERICA GATEWAY TITLE CO.

Trustee: METWEST COMMERCIAL LENDER, INC., A CALIFORNIA CORPORATION

Instrument: 2006 / 2581283

Book/Page: N/A

Amount: \$270,000.00

Open Ended: NO

Dated: 11/16/2006

Recorded: 11/21/2006

Maturity Date: 12/01/2026

**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. T10507**

**SCHEDULE B (Continued)**

**MAILING ADDRESS:** BAYVIEW LOAN SERVICING, LLC C/O NATIONWIDE TITLE CLEARING INC., ATTN: FINAL DOCS UNIT,  
2100 ALT 19 NORTH PALM HARBOR, FL 34683.

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST AND SECURITY AGREEMENT, ASSIGNMENT OF LEASES AND RENTS SECURITY AGREEMENT AND FIXTURE FILING, FROM METWEST COMMERCIAL LENDER, INC., A CALIFORNIA CORPORATION (ASSIGNOR) TO BAYVIEW LOAN SERVICING LLC (ASSIGNEE), DATED 11/16/2006, RECORDED 04/02/2007 AS INSTRUMENT NO. 20070759965.

**MAILING ADDRESS:** JENNIFER MCGOVERN, BAY VIEW LOAN SERVICING, LLC  
4425 PONCE DE LEON BLVD., 5TH FL CORAL GABLES, FLORIDA 33146

**ADDITIONAL MAILING ADDRESS:** METWEST COMMERCIAL LENDER, INC., A CALIFORNIA CORPORATION,  
13191 CROSSROADS PKWY, N#275, CITY OF INDUSTRY, CA 91746

**ADDITIONAL MAILING ADDRESS:** BAYVIEW LOAN SERVICING LLC,  
4425 PONCE DE LEON BLVD., 5TH FL, CORAL GABLES, FLORIDA 33146.

NOTICE OF DEFAULT, DATED 01/19/2010, RECORDED 01/20/2010 AS INST#  
20100076960

**MAILING ADDRESS:** SEASIDE TRUSTEE INC.,  
PO BOX 2676, VENTURA, CALIFORNIA 93001

ASSIGNMENT OF LEASES AND RENTS, DATED 11/16/2006, RECORDED 11/21/2006  
AS INSTRUMENT NO. 20062581284

**MAILING ADDRESS:** BAYVIEW LOAN SERVICING, LLC C/O NATIONWIDE TITLE CLEARING INC., ATTN: FINAL DOCS UNIT,  
2100 ALT 19 NORTH PALM HARBOR, FL 34683

ASSIGNMENT OF LEASES AND RENTS, DATED 11/16/2006, RECORDED 04/02/2007  
AS 20070759966

**MAILING ADDRESS:** JENNIFER MCGOVERN, BAYVIEW LOAN SERVICING, LLC  
4425 PONCE DE LEON BLVD., 5TH FL, CORAL GABLES, FLORIDA 33146.

**Type of Instrument** MISCELLANEOUS

**Comments:** UCC FINANCING STATEMENT, DATED 02/02/2007, RECORDED 01/12/2012 AS INST#  
20120055647

**MAILING ADDRESS:** CT LIEN SOLUTIONS,  
PO BOX 29071 GLENDALE, CA 91209

**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. T10507**

**SCHEDULE B (Continued)**

**NOTICE OF PENDING LIEN, DATED 01/31/2013, RECORDED 02/15/2013 AS INST#  
20130247574**

**MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY FINANCIAL SERVICES DIVISION  
201 N FIGUEROA ST, 9TH FLOOR LOS ANGELES, CA 90012.**

**ADDITIONAL MAILING ADDRESS: ADAMS SHERRI,  
13023 S WILTON PL GARDENA, CA 90249**

**RECORDING REQUESTED BY:**  
Gateway Title Company  
Escrow No. ANR1025-PAH1  
Title Order No. LA6052797

**When Recorded Mail Document To:**  
Sherri Adams  
13023 South Wilton Place  
Gardena, CA 90249



APN 6088-026-010 & 6088-026-011

SPACE ABOVE THIS LINE FOR

RECORDER'S USE

**GRANT DEED**

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 \$ 0.00

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area  City of Los Angeles

**FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,**  
Sherri Adams, an unmarried woman, who acquired title as Sheri Adams, an unmarried woman as her sole and separate property

hereby GRANT(S) to

Sherri Adams, An Unmarried Woman

"This conveyance changes the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest, R & T 11/16/06"

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

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

DATED: 11/16/2006

*Sherri Adams*  
\_\_\_\_\_  
Sherri Adams

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON 11/16/2006 before me,  
Wanda Jeanette Jackson Notary Public  
personally appeared Sherri Adams



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

*Wanda Jackson*  
\_\_\_\_\_  
Wanda Jackson

*gjc*

*2*

UPON RECORDING RETURN TO:

Bayview Loan Servicing, LLC  
c/o Nationwide Title Clearing, Inc.,  
Attn: Final Docs Unit  
2100 Alt 19 North  
Palm Harbor, FL 34683  
(800) 346-9152



**DEED OF TRUST AND SECURITY AGREEMENT**

{ CALIFORNIA }

**Sherri Adams,**

**as Trustor**

**(Borrower)**

**To**

**Land America Gateway Title Co.,**

**as Trustee**

**(Trustee)**

**For the benefit of**

**Metwest Commercial Lender, Inc., A  
California Corporation,**

**as Beneficiary**

**(Lender)**

*11*

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**RIDER TO DEED OF TRUST AND SECURITY AGREEMENT  
{ CALIFORNIA }**

THIS RIDER is made as of November 16, 2006, and is incorporated into and shall be deemed to amend and supplement the Deed of Trust and Security Agreement (the "Security Instrument") of the same date hereof, given by Sherri Adams (the "Borrower") to Land America Gateway Title Co. as Trustee ("Trustee") to secure that certain Promissory Note in the amount of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) (the "Note") given to Metwest Commercial Lender, Inc., A California Corporation, (the "Lender"), on the same date hereof and covering the Property described in the Security Instrument and located at 11916 S. Figueroa St, Los Angeles, CA 90061 (the "Property Address").

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

1. In the first paragraph of the Security Instrument, the term "grantor" shall hereinafter be referred to as "Trustor".
2. In Section 1.1 of the Security Instrument, the following language is inserted between the language . . .TO HAVE AND TO HOLD . . . and . . . the Property unto Trustee . . . . . WITH THE POWER OF SALE . . .
3. The first sentence of Section 12.1 is deleted in its entirety and rewritten as follows For the purpose of this Section, "Environmental Law" means any present and future federal, state and local laws, statutes, ordinances, rules, regulations, standards, policies and other government directives or requirements, as well as common law, including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq. ("CERCLA"); the Federal Resource Conservation and Recovery Act, 42 U.S.C. section 6901 et seq. ("RCRA"); Superfund Amendments and Reauthorization Act of 1986, Public Law No. 99-499 ("SARA"); Toxic Substances Control Act, 15 U.S.C. section 2601 et seq. ("TSCA"); the Hazardous Materials Transportation Act, 49 U.S.C. section 1801 et seq.; and any other state superlien or environmental clean-up or disclosure statutes, that apply to Borrower or the Property and relate to Hazardous Materials.
4. Section 14.6 is hereby added to the Security Instrument and reads as follows:

**WAIVER OF FORECLOSURE DEFENSE. BORROWER HEREBY WAIVES ANY DEFENSE BORROWER MIGHT ASSERT OR HAVE BY REASON OF LENDER'S FAILURE TO MAKE ANY TENANT OR LESSEE OF THE PROPERTY A PARTY DEFENDANT IN ANY JUDICIAL FORECLOSURE PROCEEDING OR ACTION INSTITUTED BY LENDER.**

5. Section 20.7 is hereby added to the Security Instrument and reads as follows:

**GOVERNING LAW; CONSENT TO JURISDICTION. THIS SECURITY INSTRUMENT SHALL BE GOVERNED BY AND CONSTRUED IN ACCORDANCE WITH THE LAW OF THE STATE OF CALIFORNIA WITHOUT REGARD TO CONFLICT OF LAW PROVISIONS THEREOF. EACH TRUSTOR, ENDORSER AND GUARANTOR HEREBY SUBMITS TO PERSONAL JURISDICTION IN SAID STATE AND THE FEDERAL COURTS OF THE UNITED STATES OF AMERICA LOCATED IN SAID STATE (AND ANY**

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APPELLATE COURTS TAKING APPEALS THEREFROM) FOR THE ENFORCEMENT OF SUCH TRUSTOR'S, ENDORSER'S OR GUARANTOR'S OBLIGATIONS HEREUNDER, UNDER THE NOTE, THE GUARANTY AND THE OTHER LOAN DOCUMENTS, AND WAIVES ANY AND ALL PERSONAL RIGHTS UNDER THE LAW OF ANY OTHER STATE TO OBJECT TO JURISDICTION WITHIN SUCH STATE FOR THE PURPOSES OF SUCH ACTION, SUIT, PROCEEDING OR LITIGATION TO ENFORCE SUCH OBLIGATIONS OF SUCH TRUSTOR, ENDORSER OR GUARANTOR. EACH TRUSTOR, ENDORSER AND GUARANTOR HEREBY WAIVES AND AGREES NOT TO ASSERT, AS A DEFENSE IN ANY ACTION, SUIT OR PROCEEDING ARISING OUT OF OR RELATING TO THIS SECURITY INSTRUMENT, THE NOTE, ANY GUARANTY OR ANY OTHER LOAN DOCUMENT, (A) THAT IT IS NOT SUBJECT TO SUCH JURISDICTION OR THAT SUCH ACTION, SUIT OR PROCEEDING MAY NOT BE BROUGHT OR IS NOT MAINTAINABLE IN THOSE COURTS OR THAT THIS DEED OF TRUST, THE NOTE, THE GUARANTY AND/OR ANY OF THE OTHER LOAN DOCUMENTS MAY NOT BE ENFORCED IN OR BY THOSE COURTS OR THAT IT IS EXEMPT OR IMMUNE FROM EXECUTION, (B) THAT THE ACTION, SUIT OR PROCEEDING IS BROUGHT IN AN INCONVENIENT FORUM OR (C) THAT THE VENUE OF THE ACTION, SUIT OR PROCEEDING IS IMPROPER. IN THE EVENT ANY SUCH ACTION, SUIT, PROCEEDING OR LITIGATION IS COMMENCED, TRUSTOR, ENDORSER AND GUARANTOR AGREE THAT SERVICE OF PROCESS MAY BE MADE, AND PERSONAL JURISDICTION OVER SUCH TRUSTOR, ENDORSER OR GUARANTOR OBTAINED, BY SERVICE OF A COPY OF THE SUMMONS, COMPLAINT AND OTHER PLEADINGS REQUIRED TO COMMENCE SUCH LITIGATION UPON SUCH TRUSTOR, ENDORSER OR GUARANTOR AT THEIR RESPECTIVE ADDRESSES.

- 6. Section 21.3 of the Security Instrument is hereby deleted in its entirety and replaced as follows:

SUCCESSOR TRUSTEES. The Trustee may resign by giving of notice of such resignation in writing to Lender. If the Trustee shall die, resign or become disqualified from acting in the execution of this trust or shall fail or refuse to exercise the same when requested by Lender so to do or if for any reason and without cause Lender shall prefer to appoint a substitute trustee to act instead of the original Trustee named herein, or any prior successor or substitute trustee, Lender shall have full power to appoint a substitute trustee and, if preferred, several substitute trustees in succession who shall succeed to all the estates, rights, powers and duties of the forenamed Trustee.

- 7. Section 21.5 is hereby added to the Security Instrument and reads as follows:

SUCCESSION INSTRUMENTS. Any new Trustee appointed pursuant to any of the provisions hereof shall, without any further act, deed or conveyance, become vested with all the estates, properties, rights, powers and trusts of its or his predecessor in the rights hereunder with like effect as if originally named as Trustee herein; but, nevertheless, upon the written request of Lender or his successor trustee, the Trustee ceasing to act shall execute and deliver an instrument in recordable form transferring to such successor trustee, upon the trust herein expressed, all the estates, properties, rights, powers and trusts of the Trustee so ceasing to act, and shall duly assign, transfer and deliver any of the property and moneys held by the Trustee to the successor trustee so appointed in its or his place.

- 8. Section 21.6 is hereby added to the Security Instrument and reads as follows:

Where cross-demands for money have existed between persons at any point in time where neither

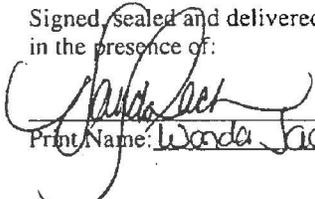
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demand was barred by the statute of limitations, and an action is thereafter commenced by one such person, the other person may assert in the answer the defense of payment in that the two demands are compensated so far as they equal each other, notwithstanding that an independent action asserting the person's claim would at the time of filing the answer be barred by the statute of limitations. If the cross-demand would otherwise be barred by the statute of limitations, the relief accorded under this section shall not exceed the value of the relief granted to the other party. The defense provided by this section is not available if the cross-demand is barred for failure to assert it in a prior action under Section 426.30. Neither person can be deprived of the benefits of this section, a money judgment is a "demand for money" and, as applied to a money judgment, the demand is barred by the statute of limitations when enforcement of the judgment is barred under Chapter 3 (commencing with Section 683.010) of Division 1 of Title 9.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions contained in this Rider to California Mortgage and Security Agreement and agrees that the terms hereof are hereby incorporated into and with the terms of the Security Instrument as if both the Security Instrument and this instrument are one and the same document. Nothing contained herein shall invalidate, modify or change any terms of the Security Instrument except to the extent as is explicitly set forth herein.

Signed, sealed and delivered  
in the presence of:

  
 Print Name: Wanda Jackson  
 \_\_\_\_\_  
 Print Name: \_\_\_\_\_

Borrower:

  
 Sherri Adams

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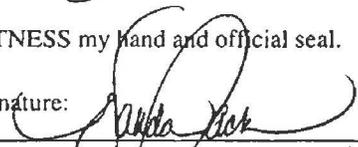
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 )  
COUNTY OF Los Angeles )

On November 16, 2006, before me, Wanda Jeanette Jackson, a Notary Public in and for said State, personally appeared Sherri Adams personally known to me (or proved 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), that by his/her/their signature(s) on the instrument the person(s) executed the instrument.

WITNESS my hand and official seal.

Signature:



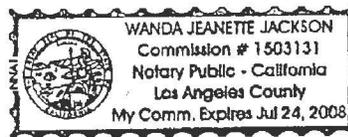
Print Name:

Wanda Jeanette Jackson

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My Commission Expires:

7/24/08

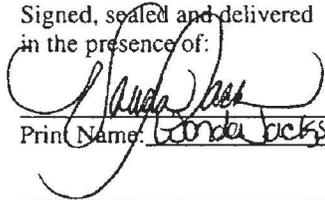


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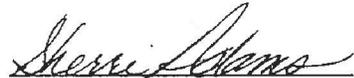
IN WITNESS WHEREOF, this Security Instrument has been executed by Borrower the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Print Name: Gonda Jackson

Print Name: \_\_\_\_\_

Borrower:

  
Sherri Adams

This Instrument Prepared by and Antonio Chimienti, Esq.  
Upon Recording Return to:

Bayview Loan Servicing, LLC  
c/o Nationwide Title Clearing, Inc.,  
Attn: Final Docs Unit  
2100 Alt 19 North  
Palm Harbor, FL 34683  
(800) 346-9152

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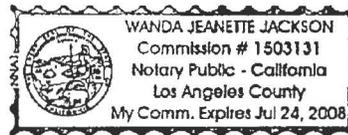
ACKNOWLEDGMENT

STATE OF CALIFORNIA )  
 )  
COUNTY OF Los Angeles )

On November 16, 2006, before me, Wanda Jeanette Jackson a Notary Public in and for said State, ~~personally appeared~~ Sherri Adams personally known to me (or proved 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), that by his/her/their signature(s) on the instrument the person(s) executed the instrument.

WITNESS my hand and official seal.  
Signature: [Handwritten Signature]  
Print Name: Wanda Jeanette Jackson  
My Commission Expires: 7/24/08

[This area for official notarial seal]



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Record 1<sup>st</sup>

Record and Return to:  
Jennifer McGovern  
BayView Loan Servicing, LLC  
4425 Ponce de Leon Blvd., 5th Fl  
Coral Gables, Florida 33146  
PROPERTY ADDRESS:



11916 S. Figueroa St, Los Angeles,  
CA 90061

LOAN NO: 200049831A  
2122375

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF DEED OF TRUST AND SECURITY

AGREEMENT ASSIGNMENT OF LEASES AND RENTS  
SECURITY AGREEMENT AND FUTURE FILING

FOR VALUE RECEIVED, the undersigned Metwest Commercial Lender, Inc., A California Corporation ("Assignor"), with an address of 13191 Crossroads Pkwy, N #275, City of Industry, CA 91746 hereby sells, assigns, transfers and conveys to:

Bayview Loan Servicing, LLC

located at 4425 Ponce De Leon, 5th Fl  
Coral Gables, FL 33146 ("Assignee")

all of its rights, title, interest to a certain document\* executed by Sherri Adams to Assignor dated November 16, 2006 and recorded in Instrument/Clerks File # ~~00002581283~~ Official Record recorded on ~~November 21, 2006~~ Page ~~N/A~~ of the Public Records of Los Angeles County, Parish or Judicial District of the Commonwealth or State of CALIFORNIA, MET WEST COMMERCIAL LENDER, INC. AS ORIGINAL LENDER WITH LAND AMERICA GATEWAY TRUSTED AS TRUSTEE. LOAN AMOUNT \$ 270,000.00

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed by its authorized officer, has fixed its seal hereto and has caused the same to be attested by its authorized officer on November 16, 2006.

WITNESSES:

ASSIGNOR:

*Yvonne Hernandez*  
Print Name: Yvonne Hernandez

Metwest Commercial Lender, Inc., A California Corporation

*Henry PANA*  
Print Name: Henry PANA

By: *Marta Villegas*  
Print Name: Marta Villegas  
Title: C.O.O.



\*document referencing Deed of Trust and Security Agreement, Assignment of Leases and Rents Security Agreement and Future Filing

3

200049837A

ACKNOWLEDGMENT

STATE OF CALIFORNIA <sup>I.V.</sup> Florida )  
COUNTY OF Miami-Dade )

On November 16, 2006, before me, Irish Ladow, a Notary Public in and for said State, personally appeared Marta Villegas, personally known to me (or proved 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: Irish Ladow  
Print Name: IRIS LADOW  
My Commission Expires: 6/28/08

[This area for official notarial seal]

Prepared By: Rosalyn Rivera  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd., 5th Floor  
Coral Gables, FL 33146

00355176548

2 RECORDING REQUESTED BY:

2

WHEN RECORDED MAIL TO:  
Seaside Trustee Inc.  
PO Box 2676  
Ventura, California 93001



4359271 /

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: 1001993CA Loan No.: 200049837

**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER COMMERCIAL DEED OF TRUST**

**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 three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$19,081.03 as of 1/19/2010, 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 Commercial 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 Commercial 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 of reinstatement that you provide reliable written evidence that you paid all senior liens, property taxes, and hazard insurance 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 three month period stated above) to, 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:

**Bayview Loan Servicing, LLC.  
4425 Ponce De Leon Blvd., 5th Floor  
Coral Gables, Fl. 33146  
Phone: (800)457-5105**

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TS No.: 1001993CA

Loan No.: 200049837

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**NOTICE OF DEFAULT AND ELECTION TO SELL UNDER COMMERCIAL DEED  
OF TRUST**

If you have any questions, you should contact a lawyer or the 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 prior to the conclusion of the foreclosure.

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

NOTICE IS HEREBY GIVEN: That Seaside Trustee Inc. is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Commercial Deed of Trust dated 11/16/2006, executed by Sherri Adams, as Trustor, to secure certain obligations in favor of Metwest Commercial Lender, Inc., a California corporation, as beneficiary, recorded 11/21/2006, as Instrument No. 20062581283, in Book , Page , of Official Records in the Office of the Recorder of Los Angeles County, California describing land therein as: As more fully described on said Commercial Deed of Trust.

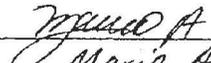
Including one NOTE(S) FOR THE ORIGINAL sum of \$270,000.00, that the beneficial interest under such Commercial Deed of Trust and the obligations secured thereby are presently held by the undersigned; that a breach of, and default in, the obligations for which such Commercial Deed of Trust is security has occurred in that payment has not been made of:

**Installment of Principal and Interest plus impounds and/or advances which became due on 11/1/2009 plus late charges, and all subsequent installments of principal, interest, balloon payments, plus impounds and/or advances and late charges that become payable.**

That by reason thereof, the present beneficiary under such Commercial Deed of Trust, has executed and delivered to said duly appointed Trustee, a written Declaration of Default and Demand for same, and has deposited with said duly appointed Trustee, such Commercial Deed of Trust and all documents evidencing obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

**Dated: 1/19/2010**

Seaside Trustee Inc., as agent for beneficiary by First American  
Title Insurance Company as agent

BY:   
Mario Ariza - Authorized Agent

*GTC*

*J*

UPON RECORDING RETURN TO:

Bayview Loan Servicing, LLC  
c/o Nationwide Title Clearing, Inc.,  
Attn: Final Docs Unit  
2100 Alt 19 North  
Palm Harbor, FL 34683  
(800) 346-9152



**ASSIGNMENT OF LEASES AND RENTS**

{ CALIFORNIA }

*17  
ET*

**Sherri Adams,**  
as Assignor  
(Borrower)

To  
**Metwest Commercial Lender, Inc., A California Corporation,**  
as Assignee  
(Lender)

3

**THIS ASSIGNMENT OF LEASES AND RENTS** ("Assignment") made as of November 16, 2006, by Sherri Adams, having an address at 13023 S Wilton Pl, Gardena, CA 90249, as assignor ("Borrower") to Metwest Commercial Lender, Inc., A California Corporation, having an address at 13191 Crossroads Pkwy, N #275, City of Industry, CA 91746, as assignee ("Lender").

**RECITALS:**

Borrower by its promissory note of even date herewith given to Lender is indebted to Lender in the principal sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) in lawful money of the United States of America (together with all extensions, renewals, modifications, substitutions and amendments thereof, the "Note"), with interest from the date thereof at the rates set forth in the Note, principal and interest to be payable in accordance with the terms and conditions provided in the Note.

Borrower desires to secure the payment of the Debt (defined below) and the performance of all of its obligations under the Note and the Other Obligations as defined in Article 2 of the Security Instrument (defined below).

In consideration of the credit represented by the Note, and other good and valuable consideration, and intending to be legally bound, the parties agree as follows:

**CONSIDERATION**

CONSIDERATION. This Assignment is made in consideration of that certain loan made by Lender to Borrower evidenced by the Note and secured by that certain Mortgage and Security Agreement, Deed of Trust and Security Agreement, Deed to Secure Debt and Security Agreement and Fixture Filing or similar real estate security instrument given by Borrower for the benefit of Lender, dated the date hereof, in the principal sum of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00), covering the Property, (the "Property"), described therein and legally described on **Exhibit A** attached hereto and intended to be duly recorded (the "Security Instrument"). The principal sum, interest and all other sums due and payable under the Note, the Security Instrument, this Assignment and the Other Security Documents (defined below) are collectively referred to as the "Debt." The documents other than this Assignment, the Note or the Security Instrument now or hereafter executed by Borrower and/or others and by or in favor of Lender which wholly or partially secure or guarantee payment of the Debt are referred to herein as the "Other Security Documents."

**ARTICLE 1. - ASSIGNMENT**

Section 1.1. PROPERTY ASSIGNED. Borrower hereby irrevocably, absolutely and unconditionally assigns, transfers, conveys and grants to Lender the right, title and interest of Borrower, in and to all of the following property, rights, interests and estates, whether now owned, or hereafter acquired (the "Assigned Property"):

(a) Leases and Other Agreements. All existing and future leases <sup>concurrent</sup> and all other agreements, whether or not in writing, affecting the use, enjoyment or occupancy of the Property or any portion thereof now or hereafter made, whether before or after the filing by or against Borrower of any petition for relief under 11 U.S.C. § 101 et seq., as the same may be amended from time to time (the "Bankruptcy Code") together with any extension, renewal or replacement of the same (collectively the "Leases"); this Assignment of all such other present and future leases and present and future agreements being effective without further or supplemental assignment.

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IN WITNESS WHEREOF, Borrower has executed this instrument as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Print Name: Linda Jackson

Print Name: \_\_\_\_\_

Borrower:

Sherri Adams  
Sherri Adams

This Instrument Prepared by: Antonio Chimienti, Esq.

Upon recording return to: Bayview Loan Servicing, LLC  
c/o Nationwide Title Clearing, Inc.,  
Attn: Final Docs Unit  
2100 Alt 19 North  
Palm Harbor, FL 34683  
(800) 346-9152

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ACKNOWLEDGMENT

STATE OF CALIFORNIA )

COUNTY OF Los Angeles )

On November 16, 2006, before me, Wanda Jeanette Jackson, a Notary Public in and for said State, personally appeared Sherri Adams ~~personally known to me~~ (or proved 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), that by his/her/their signature(s) on the instrument the person(s) executed the instrument.

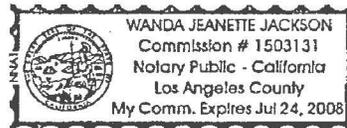
WITNESS my hand and official seal.

Signature:

Print Name:

Wanda Jeanette Jackson  
7/24/08

[This area for official notarial seal]



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14

AMENDMENT TO ASSIGNMENT OF LEASES AND RENTS  
{ CALIFORNIA }

STATE OF CALIFORNIA

DATE: November 16,  
2006

COUNTY OF Los Angeles

THIS AMENDMENT TO CALIFORNIA ASSIGNMENT OF LEASES AND RENTS ("Amendment") modifies and amends that Assignment of Leases and Rents ("Assignment") dated November 16, 2006, in connection with that certain loan in the amount of Two Hundred Seventy Thousand and No/100 Dollars (\$270,000.00) from Metwest Commercial Lender, Inc., A California Corporation to Sherri Adams.

1. The second paragraph of the RECITALS is deleted and replaced as follows:

In order to provide a source of future payment of the Debt (defined below), Borrower has agreed to execute this Assignment.

2. Section 3.6 is hereby added to the Assignment and hereby reads as follows:

ELECTION TO PROCEED UNDER SECTION 2939 OF CALIFORNIA CIVIL CODE. Without limiting any other rights or remedies of Lender set forth in the Security Instrument, the Note, the Other Security Documents or hereunder, or available at law or in equity, Lender shall have the right but not the obligation to enforce all of the rights and remedies of Lender under Section 2938 of the California Civil Code. In the event that Lender shall elect to enforce this Assignment in accordance with Section 2938, the following procedures shall apply, as applicable:

(a) Borrower's Obligation To Turn Over Rents. Lender may send a demand notice in the form prescribed by Section 2938 to, in the case of enforcement under Section 2938(c)(3), one or more of the tenants of the Property, with a copy to Borrower under a recorded assignment of leases, rents, issues and profits with respect to the Property, or, in the case of enforcement under Section 2938(c)(4), to Borrower accordance with the procedures set forth therein. Without limiting Lender's rights to any amounts received by Borrower after an Event of Default under the Security Instrument, Note or Other Security Documents, Borrower shall immediately turn over to Lender any Rents received by Borrower from any tenant of the Property from and after Lender's enforcement of this Assignment under either of such Sections 2938(c)(3) or (4), it being understood that Borrower shall be deemed to hold such amounts as trustee for Lender until such amounts have been paid to Lender. In addition, Borrower shall also cause any collection agent for Borrower or any other person who has collected Rents for Borrower's benefit relating to the period from and after Lender's enforcement of this Assignment under either of such Sections 2938(c)(3) or (4), to turn such Rents over to Lender.

(b) Protective payments.

(i) Notwithstanding anything to the contrary contained in this Assignment, if Lender shall proceed to enforce this Assignment by means other than the appointment of a receiver and consequently receives Rents as a result thereof, and Lender receives written demand from Borrower (or any other party entitled under law to make demand on Lender) to pay the reasonable costs of protecting and preserving the Property, Lender may elect either to pay (either

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any other rights and remedies available to Lender under the Security Instrument, the Note, the Other Security Documents or this Assignment or at law. Borrower hereby acknowledges and agrees that the rights and remedies described in this Section 3.6(b) set forth a reasonable procedure for the implementation of Section 2938, and to the extent inconsistent with the provisions thereof, Borrower hereby waives any such inconsistencies. In no event shall any exercise of rights by the Lender under this Section 3.2(b), including without limitation the payment or authorization of payment of any Protective Payments, be construed to require the Lender to operate or manage the Property or be construed as an assumption by Lender of any obligation to operate or manage the Property, and all liabilities and obligations in relation to the operation and management of the Property shall remain exclusively that of Borrower.

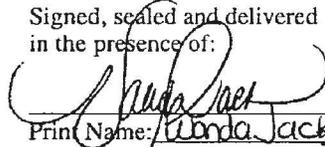
(c) Application of Rent Receipts. Any Rents received by Lender as a result of any such enforcement measures shall be applied as provided in the Security Instrument, the Note, the Other Security Documents or this Assignment; provided, however, that any Protective Payments paid or authorized by Lender shall not be applied against, or credited to, any amounts necessary to cure any monetary default for purposes of reinstatement of the indebtedness under Section 2924(c) of the California Civil Code.

(d) Borrower Indemnification Obligations. Without in any way limiting Borrower's other indemnification obligations set forth in the Security Instrument, the Note, the Other Security Documents or this Assignment, Borrower shall indemnify, defend, and hold harmless Lender, and its respective successors and assigns, from and against any and all losses, costs, expenses (including, without limitation, attorneys' fees), damages, liabilities, or claims asserted against or suffered thereby (i) arising from any Protective Payments made, or authorized to be made, by Lender, and (ii) arising from any work performed or goods or services furnished in connection with the ownership or operation of the Property at any time during which Lender shall be enforcing any rights granted under this Section 3.6.

(e) Assignments of Borrower's Interests in Leases. Without limiting the restrictions on assignment set forth in the Security Instrument, the Note, the Other Security Documents or this Assignment, each assignee of Borrower's interest in the Rents shall acquire such interest subject to the rights of the Lender set forth in this Assignment, and shall acquire no greater right with respect to the payment of Protective Payments than the right of Borrower set forth in this Section 3.6.

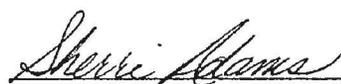
Except as is set forth herein, the Assignment is unchanged and in full force and effect.

Signed, sealed and delivered  
in the presence of:

  
Print Name: Wanda Jackson

Print Name: \_\_\_\_\_

Borrower:

  
Sherri Adams

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ACKNOWLEDGMENT

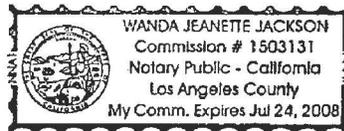
STATE OF CALIFORNIA )  
 )  
COUNTY OF Los Angeles )

On November 16, 2006, before me, Wanda Jeanette Jackson a Notary Public in and for said State, personally appeared Sherri Adams ~~personally known to me~~ (or proved 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), that by his/her/their signature(s) on the instrument the person(s) executed the instrument.

WITNESS my hand and official seal.

Signature: [Handwritten Signature]  
Print Name: Wanda Jackson  
My Commission Expires: 7/24/08

[This area for official notarial seal]



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Record 2<sup>nd</sup>



Record and Return to:  
Jennifer McGovern  
BayView Loan Servicing, LLC  
4425 Ponce de Leon Blvd., 5th Fl  
Coral Gables, Florida 33146  
PROPERTY ADDRESS:

11916 S. Figueroa St. Los Angeles,  
CA 90061

LOAN NO: 2000498373  
2122375

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ASSIGNMENT OF ASSIGNMENT OF LEASES AND RENTS

FOR VALUE RECEIVED, the undersigned Metwest Commercial Lender, Inc., A California Corporation ("Assignor"), with an address of 13191 Crossroads Pkwy, N #275, City of Industry, CA 91746, hereby sells, assigns, transfers and conveys to: Bayview Loan Servicing, LLC

located at 4425 Ponce De Leon, 5th FL  
Coral Gables, FL 33146 ("Assignee")

all of its rights, title, interest to a certain Assignment of Leases and Rents executed by Sherri Adams, to Assignor dated November 16, 2006 and recorded in Instrument/Clerks File # 20062581284 Official Record recorded on November 21, 2006 Page 119 of the Public Records of Los Angeles County, Parish or Judicial District of the Commonwealth or State of CALIFORNIA; METWEST COMMERCIAL Lender, Inc as original Lender. Loan Amount \$270,000.00

IN WITNESS WHEREOF, Assignor has caused this instrument to be signed by its authorized officer, has fixed its seal hereto and has caused the same to be attested by its authorized officer on November 16, 2006

WITNESSES:

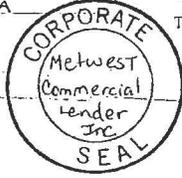
ASSIGNOR:

*Juane Hernandez*  
Print Name: Juane Hernandez

Metwest Commercial Lender, Inc., A California Corporation

*Henry Fava*  
Print Name: Henry Fava

By: *Marta Villegas*  
Print Name: Marta Villegas  
Title: C.O.O.



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200049837B

ACKNOWLEDGMENT

STATE OF CALIFORNIA <sup>IV</sup> ~~Florida~~ )  
COUNTY OF ~~Miami~~ <sup>Dade</sup> )

On November 16, 2006, before me, Irís Ladow, a Notary Public in and for said State, personally appeared Marta Villegas, personally known to me (or proved 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: *Irís Ladow*  
Print Name: IRIS LADOW  
My Commission Expires: 6/28/08



[This area for official notarial seal]

Prepared By: Rosalyn Rivera  
Bayview Loan Servicing, LLC  
4425 Ponce De Leon Blvd., 5th Floor  
Coral Gables, FL 33146

00355176545

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Recording Requested By:  
CT Lien Solutions  
PO Box 29071  
Glendale, CA 91209

Return To:  
CT Lien Solutions PO Box 29071  
Glendale, CA 91209



THIS SPACE IS FOR RECORDER'S USE ONLY

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**DOCUMENT TITLE(S)**  
**UCC FINANCING STATEMENT Continuation Filing**

THIS Continuation Filing FIXTURE FILING IS BEING RECORDED WITH LOS ANGELES COUNTY

Order No: 31316358

3

**UCC FINANCING STATEMENT AMENDMENT**  
FOLLOW INSTRUCTIONS (front and back) CAREFULLY

A. NAME & PHONE OF CONTACT AT FILER (optional) Phone (800) 331-3282 Fax (818) 662-4141	
B. SEND ACKNOWLEDGEMENT TO (Name and Mailing Address) 15795 BAYVIEW SERVICE	
CT Lien Solutions P.O. Box 29071 Glendale, CA 91209-9071	31316358  CALI FIXTURE

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1a. INITIAL FINANCING STATEMENT FILE # 20070234390 02/02/07 CC CA Los Angeles	1b. This FINANCING STATEMENT AMENDMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS <input checked="" type="checkbox"/>
--	--

2.  **TERMINATION:** Effectiveness of the Financing Statement identified above is terminated with respect to security interest(s) of the Secured Party authorizing this Termination Statement

3.  **CONTINUATION:** Effectiveness of the Financing Statement identified above with respect to the security interest(s) of the Secured Party authorizing this Continuation Statement is continued for the additional period provided by applicable law

4.  **ASSIGNMENT (full or partial):** Give name of assignee in Item 7a or 7b and address of assignee in 7c, and also give name of assignor in item 9.

5. **AMENDMENT (PARTY INFORMATION):** This Amendment affects  Debtor or  Secured Party of record. Check only one of these two boxes.  
Also check one of the following three boxes and provide appropriate information in items 6 and/or 7  
 CHANGE name and/or address. Give current record name in item 6a or 6b, also give new name (if name change) in item 7a or 7b and/or new address (if address change) in item 7c  
 DELETE name. Give record name to be deleted in item 6a or 6b.  
 ADD name. Complete item 7a or 7b and also item 7c, also complete items 7d-7g (if applicable)

6. **CURRENT RECORD INFORMATION:**

6a. ORGANIZATION'S NAME

OR

6b. INDIVIDUAL'S LAST NAME ADAMS	FIRST NAME SHERRY	MIDDLE NAME	SUFFIX
-------------------------------------	----------------------	-------------	--------

7. **CHANGED (NEW) OR ADDED INFORMATION:**

7a. ORGANIZATION'S NAME

OR

7b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX
----------------------------	------------	-------------	--------

7c. MAILING ADDRESS	CITY	STATE	POSTAL CODE	COUNTRY
7d. SEE INSTRUCTION	ADD'L INFO RE ORGANIZATION DEBTOR	7e. TYPE OF ORGANIZATION	7f. JURISDICTION OF ORGANIZATION	7g. ORGANIZATIONAL ID #, if any <input type="checkbox"/> NONE

8. **AMENDMENT (COLLATERAL CHANGE):** check only one box.  
Describe collateral  deleted or  added, or give entire  restated collateral description, or describe collateral  assigned.

9. **NAME OF SECURED PARTY OF RECORD AUTHORIZING THIS AMENDMENT** (name of assignor, if this is an Assignment). If this is an Amendment authorized by a Debtor which adds collateral or adds the authorizing Debtor, or if this is a Termination authorized by a Debtor, check here  and enter name of DEBTOR authorizing this Amendment.

9a. ORGANIZATION'S NAME BAYVIEW LOAN SERVICING, LLC				
OR	9b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME	SUFFIX

10. **OPTIONAL FILER REFERENCE DATA**  
31316358 Debtor Name: ADAMS, SHERRY 200049837 50889

**UCC FINANCING STATEMENT AMENDMENT ADDENDUM**

FOLLOW INSTRUCTIONS (front and back) CAREFULLY

11 INITIAL FINANCING STATEMENT FILE # (same as Item 1a on Amendment form)

20070234390 02/02/07 CC CA Los Angeles

12. NAME of PARTY AUTHORIZING THIS AMENDMENT (same as Item 9 on Amendment form)

12a ORGANIZATION'S NAME  
BAYVIEW LOAN SERVICING, LLC

OR

12b. INDIVIDUAL'S LAST NAME	FIRST NAME	MIDDLE NAME, SUFFIX

13 Use this space for additional information

ADAMS, SHERRY  
- 13023 S WILTON PL , GARDENA, CA 90249  
SP: BAYVIEW LOAN SERVICING, LLC : 4425 PONCE DE LEON BLVD ,  
CORAL GABLES, FL 33146

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

Description: see attached **EXHIBIT A**

RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF PENDING LIEN**

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 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 11:00 a.m., Monday through Friday. (Invoice No. 5635740)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 3777 102 M B 58-40

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 6088-026-010  
AKA 11916 S FIGUEROA ST  
LOS ANGELES

Owner:

ADAMS SHERRI  
13023 S WILTON PL  
GARDENA CA,90249

DATED: This 31st Day of January, 2013

CITY OF LOS ANGELES

By Steve Ongele  
Steve Ongele, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**

**Date: November 25, 2014**

JOB ADDRESS: **11916 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6088-026-010**

Last Full Title: **07/22/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). SHERRI ADAMS  
13023 SOUTH WILTON PLACE  
GARDENA, CA. 90249-1841  
CAPACITY: OWNER
  
- 2). BAYVIEW LOAN SERVICING, LLC  
C/O NATIONWIDE TITLE CLEARING INC.  
ATTN: FINAL DOCS UNIT  
2100 ALT 19 NORTH  
PALM HARBOR, FL. 34683  
CAPACITY: INTERESTED PARTIES
  
- 3). BAYVIEW LOAN SERVICING, LLC  
JENNIFER MCGOVERN  
4425 PONCE DE LEON BLVD., 5<sup>TH</sup> FLOOR  
CORAL GABLES, FL. 33146  
CAPACITY: INTERESTED PARTIES
  
- 4). METWEST COMMERCIAL LENDER, INC  
13191 CROSSROADS PKWY, N#275  
CITY OF INDUSTRY, CA. 91746  
CAPACITY: INTERESTED PARTIES
  
- 5). SEASIDE TRUSTEE INC.  
PO BOX 2676  
VENTURA, CA. 93001  
CAPACITY: INTERESTED PARTIES
  
- 6). CT LEIN SOLUTIONS  
PO BOX 29071  
GLENDALE, CA. 91209  
CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At :  
**11916 S FIGUEROA ST, LOS ANGELES, CA 90061-1414**



**Owner Information**

Owner Name: **ADAMS SHERRI**  
 Mailing Address: **13023 S WILTON PL, GARDENA CA 90249-1841 C010**  
 Vesting Codes: **UW //**

**Location Information**

Legal Description:	<b>TRACT # 3777 LOT 102</b>	APN:	<b>6088-026-010</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2413.00 / 1</b>	Subdivision:	<b>3777</b>
Township-Range-Sect:		Map Reference:	<b>58-A5 / 704-B7</b>
Legal Book/Page:	<b>58-40</b>	Tract #:	<b>3777</b>
Legal Lot:	<b>102</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C36</b>	Munic/Township:	
Neighbor Code:			

**Owner Transfer Information**

Recording/Sale Date:	<b>11/21/2006 / 11/16/2006</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	<b>2581283</b>
Document #:	<b>2581282</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>11/01/1985 / 10/1985</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$55,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>/</b>
Document #:	<b>1300986</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>\$78.57</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>WORLD TITLE CO.</b>		
Lender:			
Seller Name:	<b>PHILLIPS HAROLD E</b>		

**Prior Sale Information**

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

**Property Characteristics**

Year Built / Eff:	<b>1949 / 1951</b>	Total Rooms/Offices		Garage Area:	
Gross Area:	<b>700</b>	Total Restrooms:	<b>1.00</b>	Garage Capacity:	
Building Area:	<b>700</b>	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:	<b>TAR &amp; GRAVEL</b>	Heat Type:	
Above Grade:		Construction:		Air Cond:	<b>YES</b>
# of Stories:	<b>1.00</b>	Foundation:	<b>CONCRETE</b>	Pool:	
Other Improvements:		Exterior wall:	<b>STUCCO</b>	Quality:	
		Basement Area:		Condition:	

**Site Information**

Zoning:	<b>LAC2</b>	Acres:	<b>0.06</b>	County Use:	<b>RESTAURANT/TAVERN (2100)</b>
Lot Area:	<b>2,500</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>RESTAURANT BUILDING</b>	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

**Tax Information**

Total Value:	<b>\$44,808</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$657.69</b>
Land Value:	<b>\$44,660</b>	Improved %:		Tax Area:	<b>7</b>
Improvement Value:	<b>\$148</b>	Tax Year:	<b>2013</b>	Tax Exemption:	
Total Taxable Value:	<b>\$44,808</b>				

## Comparable Summary

For Property Located At



**11916 S FIGUEROA ST, LOS ANGELES, CA 90061-1414**

**3 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: 3

	Subject Property	Low	High	Average
Sale Price	\$55,000	\$455,000	\$1,360,000	\$950,667
Bldg/Living Area	700	728	780	754
Price/Sqft	\$78.57	\$625.00	\$1,743.59	\$1,247.37
Year Built	1949	1944	1970	1960
Lot Area	2,500	2,625	21,996	9,110
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$44,808	\$194,678	\$1,114,788	\$542,236
Distance From Subject	0.00	11.52	17.60	15.43

\*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
		11916 S FIGUEROA ST	\$55,000	1949		1	11/01/1985	700	2,500	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1199 E ANAHEIM ST	\$1,360,000	1970			04/28/2014	780	21,996	11.52
<input checked="" type="checkbox"/>	2	1529 N VERDUGO RD	\$455,000	1968		2	03/04/2014	728	2,710	17.16
<input checked="" type="checkbox"/>	3	5522 CAHUENGA BLVD	\$1,037,000	1944			09/04/2014	755	2,625	17.6

# Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

**11916 S FIGUEROA ST, LOS ANGELES, CA 90061-1414**

**3 Comparable(s) Selected.**

Report Date: 11/20/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$55,000	\$455,000	\$1,360,000	\$950,667
Bldg/Living Area	700	728	780	754
Price/Sqft	\$78.57	\$625.00	\$1,743.59	\$1,247.37
Year Built	1949	1944	1970	1960
Lot Area	2,500	2,625	21,996	9,110
Bedrooms	0	0	0	0
Bathrooms/Restrooms	1	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$44,808	\$194,678	\$1,114,788	\$542,236
Distance From Subject	0.00	11.52	17.60	15.43

\*= user supplied for search only

Comp #:	<b>1</b>	Distance From Subject:	<b>11.52 (miles)</b>
Address:	<b>1199 E ANAHEIM ST, LONG BEACH, CA 90813-3662</b>		
Owner Name:	<b>R &amp; R INVESTMENT GROUP LLC</b>		
Seller Name:	<b>FULTHEIM GARY</b>		
APN:	<b>7268-018-024</b>	Map Reference:	<b>75-D4 / 795-F6</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>5752.01</b>
Subdivision:	<b>TISNERATS TR RESUB</b>	Zoning:	<b>LBCCA</b>
Rec Date:	<b>04/28/2014</b>	Prior Rec Date:	<b>08/22/2005</b>
Sale Date:	<b>04/10/2014</b>	Prior Sale Date:	<b>08/04/2005</b>
Sale Price:	<b>\$1,360,000</b>	Prior Sale Price:	<b>\$5,100,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>432468</b>	Acres:	<b>0.51</b>
1st Mtg Amt:		Lot Area:	<b>21,996</b>
Total Value:	<b>\$1,114,788</b>	# of Stories:	
Land Use:	<b>RESTAURANT BUILDING Park Area/Cap#: /</b>		

Comp #:	<b>2</b>	Distance From Subject:	<b>17.16 (miles)</b>
Address:	<b>1529 N VERDUGO RD, GLENDALE, CA 91208</b>		
Owner Name:	<b>ASMERIAN VATCH V</b>		
Seller Name:	<b>GOODLAW DAVID P</b>		
APN:	<b>5652-007-002</b>	Map Reference:	<b>25-E1 / 564-H2</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>3008.00</b>
Subdivision:	<b>5948</b>	Zoning:	<b>GLC3*</b>
Rec Date:	<b>03/04/2014</b>	Prior Rec Date:	<b>06/22/1999</b>
Sale Date:	<b>10/25/2013</b>	Prior Sale Date:	<b>06/11/1999</b>
Sale Price:	<b>\$455,000</b>	Prior Sale Price:	<b>\$150,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>217975</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$227,600</b>	Lot Area:	<b>2,710</b>
Total Value:	<b>\$194,678</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>RESTAURANT BUILDING Park Area/Cap#: /</b>		

Comp #:	<b>3</b>	Distance From Subject:	<b>17.6 (miles)</b>
Address:	<b>5522 CAHUENGA BLVD, NORTH HOLLYWOOD, CA 91601-2919</b>		
Owner Name:	<b>CHICKADEE NEST LLC</b>		
Seller Name:	<b>ESTRADA AURA A TRUST</b>		
APN:	<b>2417-001-030</b>	Map Reference:	<b>23-F1 / 563-B1</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>1253.10</b>
Subdivision:	<b>9521</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>09/04/2014</b>	Prior Rec Date:	<b>10/06/1992</b>
Sale Date:	<b>08/25/2014</b>	Prior Sale Date:	
Sale Price:	<b>\$1,037,000</b>	Prior Sale Price:	<b>\$210,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>927658</b>	Acres:	<b>0.06</b>
1st Mtg Amt:	<b>\$920,000</b>	Lot Area:	<b>2,625</b>
Total Value:	<b>\$317,243</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>RESTAURANT BUILDING Park Area/Cap#: /</b>		

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**

Date: **November 25, 2014**

JOB ADDRESS: **11916 SOUTH FIGUEROA STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **6088-026-010**

CASE#: **475599**

ORDER NO: **A-3084166**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 23, 2012**

COMPLIANCE EXPECTED DATE: **September 22, 2012**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3084166

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

MARSHA L. BROWN  
VICE-PRESIDENT

VAN AMBATTIELOS  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

SUBSTANDARD ORDER AND NOTICE OF FEE

ADAMS, SHERRI  
13023 S WILTON PL  
GARDENA, CA 90249

CASE #: 475599  
ORDER #: A-3084166  
EFFECTIVE DATE: August 23, 2012  
COMPLIANCE DATE: September 22, 2012

OWNER OF  
SITE ADDRESS: 11916 S FIGUEROA ST  
ASSESSORS PARCEL NO.: 6088-026-010  
ZONE: C2; Commercial Zone

ROBERT R. OVROM  
8/23/12

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

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

VIOLATION(S):

1. An permit and inspection is required for the work performed.

You are therefore ordered to: Obtain all required permit(s), inspections including a final inspection.

Code Section(s) in Violation: 91.106.1.1, 91.108.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

2. The building or premises is Substandard due to broken exterior wall.

You are therefore ordered to: Get permit and repair or replace broken and buckled exterior wall.

Code Section(s) in Violation: 91.8902.7# 4, 91.103.1, 12.14A and 12.21A.1.(a) of the L.A.M.C.

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

**NON-COMPLIANCE FEE WARNING:**

In addition to the C.V.I.F. noted above, a proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

**NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.**

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

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

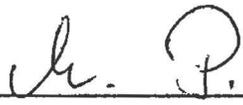
There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order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

**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency. (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

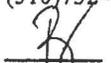
If you have any questions or require any additional information please feel free to contact me at (310)732-4531.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: August 16, 2012

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531

  
REVIEWED BY