

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

June 15, 2015

Council District: # 9

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

JOB ADDRESS: **1246 EAST 42ND PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5115-031-020**

On July 28, 2013, 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: **1246 East 42nd Place, 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.

Pursuant to Section 98.0421, the property owner was issued an order July 28, 2013 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)	25.31
Title Report fee	42.00
Grand Total	\$ 3,238.87

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 **\$3,238.87** 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 **\$3,238.87** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T10564
 Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 5115-031-020

Property Address: 1246 E 42ND PL

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ROSALIE EDWARD-JOHNSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Grantee: ROSALIE JOHNSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND MARGUERITE STREETER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND ANDREW EDWARDS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, ALL AS JOINT TEANANTS

Instrument: 06/2860673

Book/Page: N/A

Dated: 12/15/2006

Recorded: 12/26/2006

MAILING ADDRESS: : ROSALIE JOHNSON, AND MARGUERITE STREETER, AND ANDREW EDWARDS
 37834 CARDIFF STREET PALMDALE, CA 93550

SCHEDULE B

LEGAL DESCRIPTION

LOT 7 IN BLOCK 1 OF THE SUTHMOE TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17 PAGE 68 OF MAPS, IN THE OFFICE FO THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument SECURITY AGREEMENT AND DEED OF TRSU WITH POWER OF SALE

Trustor/Mortgagor: L.A. EDWARDS AND ELNER ROSE EDWARDS, ANDREW EDWARDS

Lender/Beneficiary: 12 STEP CONSTRUCTION

Trustee: NONE SHOWN

Instrument: 93/864176

Book/Page: N/A

Amount: \$23,469.60

Open Ended: NO

Dated: 04/16/2003

Recorded: 05/06/1993

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. T10564

SCHEDULE B (Continued)

Maturity Date: 04/16/2003

MAILING ADDRESS: PACIFICA,
1115 W WASHINGTON BLVD, CULVER CITY CA

ADDITIONAL MAILING ADDRESS: 12 STEP CONSTRUCTION,
4343 SUNSET BOULDEVAR LOS ANGELES, CALIFORNIA

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ROSALIE EDWARDS-JOHNSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: FREMONT INVESTMENT & LOAN

Trustee: FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION

Instrument: 06/2842986

Book/Page: N/A

Amount: \$372,000

Open Ended: NO

Dated: 12/13/2006

Recorded: 12/21/2006

Maturity Date: 01/01/2037

MAILING ADDRESS: FREMONT INVESTMENT & LOAN
P.O. BOX 34078 FULLERTON, CA 92834-34078

ADDITIONAL MAILING ADDRESS: FREMONT INVESTMENT & LOAN,
2727 EAST IMPERIAL HIGHWAY, BRREA, CA 92821

ADDITIONAL MAILING ADDRESS: MERS,
PO BOX 2026, FLINT, MI 48501-2026

Type of Instrument MISCELLANEOUS

Comments: SAID MORTGAGE IS FURTHER SUBJECT TO A NOTICE OF POWE TO SELL TAXDEFAULTED
PROPERTY, DATED 06/30/2007, RECORDED 08/16/2013 AS INSTRUMENT
NO. 20131207693.

MAILING ADDRESS: SECURED PROPERTY TAX DIVISION TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130 LOS ANGELES, CA 90012

ADDITIONAL MAILING ADDRESS: EDWARDS, ANDREW ET AL JOHNSON, ROSALIE,
37834 CARDIFF ST PALMDALE CA 93550-7018

RECORDING REQUESTED BY:
United Title Company - L.A. Title Division

AND WHEN RECORDED MAIL TO:

ROSALIE EDWARDS-JOHNSON
37834 CARDIFF STREET
PALMDALE, CA 93550

Title Order No. 10612836-2
Escrow No. 18000556



3
2

Space above this line for Recorder's use

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

A.P.N. 5115-031-020

City Transfer Tax is \$.00
County Transfer Tax is \$.00

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

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

- Computed on the full consideration or value of property conveyed
- OR
- Computed on the full consideration or value less liens or encumbrances remaining at time of sale
- City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ROSALIE EDWARDS-JOHNSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

do(es) hereby REMISE, RELEASE AND FOREVER QUITCLAIM to ROSALIE JOHNSON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND MARGUERITE STREETER, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY AND ANDREW EDWARDS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, ALL AS JOINT TENANTS

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

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

COMMONLY KNOWN AS: 1246 East 42nd Place, Los Angeles, CA 90011

MAIL TAX STATEMENTS AS DIRECTED ABOVE

Dated: December 15, 2006

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES)

Rosalie Edwards Johnson
ROSALIE EDWARDS-JOHNSON 3

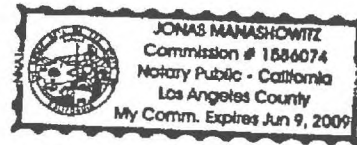
On DECEMBER 14, 2006 before me

JONAS MANASHOWITZ, Notary Public,

personally appeared ROSALIE EDWARDS
JOHNSON

~~personally known to me~~ (or proved to me on the basis of satisfactory evidence) to be the person of whose name ~~or~~ subscribed to the within instrument and acknowledged to me that he ~~she~~ executed the same in his ~~her~~ authorized capacity, and that by his ~~her~~ signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.
WITNESS my hand and official seal.

Signature *Jonas Manashowitz*



05 2860673

MAIL TAX STATEMENTS AS DIRECTED ABOVE

INDEX AS DEED OF TRUST
 Submitted for Recordation By and Return To:
 Name **PACIFICA**
 Street **1155 W. WASHINGTON**
 Address **CULVER CITY, CA 90230**
 Phone **(213) 204-5714 FAX (213) 837-3521**
 State
 Zip

93 864176

RECORDED/FILED IN OFFICIAL RECORDS
 RECORDER'S OFFICE
 LOS ANGELES COUNTY
 CALIFORNIA
 31 MIN. PAST 8 A.M. MAY 6 1993

FEES 25.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY.
SECURITY AGREEMENT AND DEED OF TRUST WITH POWER OF SALE
 (Incorporating Federal Truth in Lending Disclosures)

WARNING TO BUYER
IF YOU SIGN THIS CONTRACT, YOU WILL BE PUTTING UP YOUR HOME AS SECURITY. THIS MEANS THAT YOUR HOME COULD BE SOLD WITHOUT YOUR PERMISSION AND WITHOUT ANY COURT ACTION IF YOU MISS ANY PAYMENT AS REQUIRED BY THIS CONTRACT.

Seller, 12 STEP CONSTRUCTION 4343 SUNSET BOULEVARD California, (zip)
 License Number 543393 Classification EL LOS ANGELES, CALIFORNIA 90026
 hereby sells, and Buyer L.A. EDWARDS AND ELNER ROSE EDWARDS, ANDREW EDWARDS
 (PRINT FULL & COMPLETE NAME(S) OF EACH BUYER CORRESPONDING TO THEIR LEGAL SIGNATURE(S))
 Address of Buyer: 1246 EAST 42ND PLACE, LOS ANGELES, CALIFORNIA 90011
 (hereinafter called Buyer) hereby buys and accepts, subject to the terms and conditions below and on the reverse, goods and services described as follows:
INSTALL FIBERGLASS SHINGLE ROOF-HOUSE COLOR: GRAY, FIX THE WOOD POLES TO THE RIGHT SIDE OF HOUSE, ALL MATERIAL, TAX AND LABOR INCLUDED.

Seller agrees that the above described work will begin approximately APRIL 21, 1993 and will be substantially completed on MAY 17, 1993
 (MO. DAY, YR) (MO. DAY, YR)

The following constitutes "substantial commencement" of work
DELIVERY OF MATERIALS/FULLING OF PERMITS
 (BRIEFLY DESCRIBE WHAT WILL BE SUBSTANTIAL COMMENCEMENT OF WORK)

Seller's failure to substantially commence work within twenty (20) days from the approximate date specified in this contract when work will begin, without lawful excuse, is a violation of the contractors' license law.

It is anticipated that Buyer will obtain financing from a party other than Seller in order to purchase the goods and services described above, and that Seller will assign this contract to such party (Assignee) in order to secure the said financing. In the event that this contract is assigned, Buyer and Seller agree that Seller shall receive payment as follows (CHECK ONE):

PAYMENT IN FULL UPON COMPLETION
 Seller shall receive no payment from Buyer except for the down payment specified below (if any) and Seller shall receive no payment from Assignee until Buyer has certified that the above described work has been completed to Buyer's satisfaction. In the event that this contract is not assigned, Seller shall receive no payment from Buyer other than the down payment specified below (if any) until the above described work has been completed to Buyer's satisfaction. In either event, however, if Seller furnishes to Buyer a performance and payment bond or funding control approved by the Registrar of Contractors covering full performance and completion of this contract, Seller shall receive payments from Buyer or Assignee, as the case may be, notwithstanding the fact that work has not been completed.

SCHEDULE OF PAYMENTS TO SELLER
 Seller shall receive no payment from Buyer except for the down payment specified below (if any) and such down payment shall not exceed \$1,000.00 or 10% of the contract price, excluding finance charges, whichever is less, and Seller shall receive payments from Assignee according to the following schedule. In the event that this contract is not assigned, in addition to the downpayment specified below (if any), Seller shall receive payments from Buyer according to the following schedule. In either case, except for the downpayment, Seller shall never receive any payment in excess of 100% of the value of the work actually performed.

Payment No. 1 \$ _____ to be paid to Seller upon completion of _____ Payment No. 3 \$ _____ to be paid to Seller upon completion of _____
 Payment No. 2 \$ _____ to be paid to Seller upon completion of _____ Payment No. 4 \$ _____ to be paid to Seller after _____ has been completed to Buyer's satisfaction

If Buyer is unable to obtain third party financing upon reasonable terms after having made a reasonable effort to obtain it, this contract may be rescinded at the election of Buyer and all considerations herein shall thereupon be returned by the respective parties without further demand, provided Buyer notifies Seller of such rescission within three (3) business days of Buyer's failure to obtain such financing, and not later than twenty (20) days from the date this contract is executed. If Buyer fails to obtain financing within twenty (20) days of the date this contract is executed, this contract may be rescinded at the election of Seller, and all considerations herein shall thereupon be returned by the respective parties without further demand, provided Seller notifies Buyer of such rescission within three (3) business days of the twentieth (20th) day after this contract is executed.

NOTICE TO OWNER
 (Acknowledgement of Receipt of Notice)



071138 03

been completed to Buyer's satisfaction

If Buyer is unable to obtain third party financing upon reasonable terms after having made a reasonable effort to obtain it, this contract may be rescinded at the election of Buyer and all considerations herein shall thereupon be returned by the respective parties without further demand provided Buyer notifies Seller of such rescission within three (3) business days of Buyer's failure to obtain such financing, and not later than twenty (20) days from the date this contract is executed.

NOTICE TO OWNER (Acknowledgement of Receipt of Notice)

Each Buyer acknowledges that he/she received and read a copy of the "NOTICE TO OWNER" required by California Business and Professions Code Section 7018.5 prior to signing this contract.

DATE: APRIL 16, 1993 BUYER: L.A. Edwards, Andrew Edwards

Table with columns: ANNUAL PERCENTAGE RATE (19.50%), FINANCE CHARGE (\$13,173.72), AMOUNT FINANCED (\$10,295.88), TOTAL OF PAYMENTS (\$23,469.60), TOTAL SALE PRICE (\$23,469.60). Includes payment schedule table and security notice.

DATE PAYMENTS AND CHARGES BEGIN. In the event that work does not start within twenty (20) days of the approximate date specified in this contract when work will begin, the date upon which the finance charge will begin to accrue and the date upon which consecutive monthly installments begin shall be postponed for that period of time equivalent to the time between when work was to begin and when it did begin.

SIMPLE INTEREST CONTRACT: This is a simple interest contract. The Finance Charge, Total of Payments and Payment Schedule shown in the Box were determined, as permitted by federal law, without considering certain important factors. Because of this, even if all of your payments are made exactly on time, the final payment, Finance Charge, and Total of Payments and Total Sale Price for this contract are likely to differ from the amounts shown in the Box.

DEFAULT AND ACCELERATION. If Buyer fails to pay an installment on the date it is due, or upon any other default by Buyer in payment or performance of any obligation hereunder, Seller may accelerate payment of all or any part of the amount unpaid and exercise its additional remedies, as provided in this Security Agreement and Deed of Trust.

SECURITY (Deed of Trust) As security for the payment of the amount financed hereunder, performance of Buyer's obligations under this Security Agreement and Deed of Trust, including any mutual revision hereof, and for the purpose of securing performance of each agreement of Trustor, including provisions (1) to (15) of the terms and conditions listed on the reverse side of this Security Agreement and Deed of Trust, and for the benefit of Seller, his successors, heirs and assigns (hereinafter called Beneficiary), Buyer as Trustor hereby grants, transfers and assigns to SOUTHERN CALIFORNIA INVESTMENT SERVICES, INC.

(herein called Trustee) as Trustee in Trust, with power of sale, the property situated in the County of LOS ANGELES

State of California, commonly known as: 1246 EAST 42ND PLACE, LOS ANGELES, CALIFORNIA 90011

California, together with appurtenances and easements used in connection therewith. Reference is hereby made to the County Assessor's Maps ownership records, other records and/or situs addresses for the purpose of reciting the legal description, which legal description is hereby incorporated by reference as though fully set forth at length herein. Buyer warrants said property to be unencumbered, excepting only current taxes not delinquent, easements, conditions and restrictions of record and encumbrances not exceeding the market value of the property. This transaction will also be secured by awards in condemnation, proceeds and refund premiums on any policies of insurance.

RE 42 REV 11/91 NOTICE: See other side for important information.

ITEMIZATION OF THE AMOUNT FINANCED table with 5 main sections: 1. CASH PRICE (\$6,950.00), 2. AMOUNTS PAID TO PUBLIC OFFICIALS (\$210.00), 3. AMOUNTS PAID TO INSURANCE (\$2,130.96), 4. DEFERRED DOWNPAYMENT (\$0.00), 5. AMOUNT FINANCED (\$10,295.88).

No. 5


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of CALIFORNIA } **93 864176**
 County of LOS ANGELES }

On 04/16/93 before me, JOSEPH M. SAVALA, NOTARY PUBLIC
DATE NAME, TITLE OF OFFICER - E.G., STATE OFFICE, NOTARY PUBLIC

personally appeared L. A. EDWARDS AND ELLNER ROSE EDWARDS, ANDREW EDWARDS
NAME(S) OF SIGNER(S)

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.
Joseph M. Savala
SIGNATURE OF NOTARY

OPTIONAL SECTION
CAPACITY CLAIMED BY SIGNER
Though signature does not require the Notary to fill in the data below, doing so may prove invaluable to persons relying on the document.

INDIVIDUAL
 CORPORATE OFFICER(S)

TITLE(S)
 PARTNER(S) LIMITED GENERAL
 ATTORNEY-IN-FACT
 TRUSTEE(S)
 GUARDIAN/CONSERVATOR
 OTHER: _____

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(ES)
NA

OPTIONAL SECTION
 THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT:
Though the data requested here is not required by law, it could prevent fraudulent reattachment of this form.

TITLE OR TYPE OF DOCUMENT DEED OF TRUST / Security Deed
 NUMBER OF PAGES TWO DATE OF DOCUMENT APRIL 16, 1993
 SIGNER(S) OTHER THAN NAMED ABOVE NONE

UNITED TITLE COMPANY/LA.

Recording Requested By:

Return To:

Fremont Investment & Loan
P.O. BOX 34078
FULLERTON, CA 92834-34078



J

Prepared By:
Barbara Licon

30000000952228

[Space Above This Line For Recording Data]

10019826-2
0115-031-20

DEED OF TRUST

MIN 1001944-3000952228-8

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated December 13, 2006 together with all Riders to this document.
- (B) "Borrower" is ROSALIE EDWARDS-JOHNSON, a married woman as her sole and separate property

Borrower's address is 37834 CARDIFF STREET Palmdale, CA 93550
Borrower is the trustor under this Security Instrument.

(C) "Lender" is Fremont Investment & Loan

Lender is a CORPORATION
organized and existing under the laws of CALIFORNIA

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP -6A(CA) (0207)

Page 1 of 15

Initials *R.E.J.*



VMP MORTGAGE FORMS - (800)521-7261

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

1/p

Witnesses:

Rosalie Edwards-Johnson (Seal)
ROSALIE EDWARDS-JOHNSON -Borrower

_____ (Seal)
-Borrower

_____ (Seal) -Borrower
_____ (Seal) -Borrower

_____ (Seal) -Borrower
_____ (Seal) -Borrower

_____ (Seal) -Borrower
_____ (Seal) -Borrower

06 2842986

State of California
County of *LOS ANGELES*

} ss.

On *DECEMBER 14, 2006*

before me, *JONAS MANASHOWITZ - NOTARY PUBLIC*
personally appeared

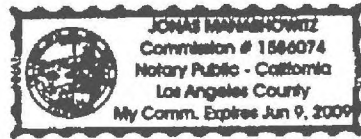
M

ROSALIE EDWARDS JOHNSON

(or proved to me on the basis of satisfactory evidence) to be the person(s) ^{personally known to me} 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.

Jonas Manashowitz (Seal)



06 28 42 986

NSND-6A(CA) (0207)

Page 15 of 15

Initials *RES*

Form 3005 1/01

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ADJUSTABLE RATE RIDER

THIS ADJUSTABLE RATE RIDER is made this 13th day of December, 2006, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Fremont Investment & Loan

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 1246 E. 42ND PLACE, Los Angeles, CA 90011

[Property Address]

THIS NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY INTEREST RATE AND MY MONTHLY PAYMENT. INCREASES IN THE INTEREST RATE WILL RESULT IN HIGHER PAYMENTS. DECREASES IN THE INTEREST RATE WILL RESULT IN LOWER PAYMENTS.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 9.670%. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of January, 2009 and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

06 2842986

MULTISTATE ADJUSTABLE RATE RIDER - Single Family

VMP-899R (0402) 1/01
Page 1 of 5 Initials: *R.E.S.*
VMP Mortgage Solutions, Inc.
(800)521-7291

22

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

Rosalie Edwards Johnson (Seal) _____ (Seal)
ROSALIE EDWARDS-JOHNSON -Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

_____ (Seal) _____ (Seal)
-Borrower -Borrower

06 2842986

23

**1-4 FAMILY RIDER
(Assignment of Rents)**

THIS 1-4 FAMILY RIDER is made this 13th day of December, 2006 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Note to Fremont Investment & Loan

(the "Lender") of the same date and covering the Property described in the Security Instrument and located at: 1246 E. 42ND PLACE, Los Angeles, CA 90011

{Property Address}

1-4 FAMILY COVENANTS. In addition to the covenants and agreements made in the Security Instrument, Borrower and Lender further covenant and agree as follows:

A. ADDITIONAL PROPERTY SUBJECT TO THE SECURITY INSTRUMENT. In addition to the Property described in the Security Instrument, the following items now or hereafter attached to the Property to the extent they are fixtures are added to the Property description, and shall also constitute the Property covered by the Security Instrument: building materials, appliances and goods of every nature whatsoever now or hereafter located in, on, or used, or intended to be used in connection with the Property, including, but not limited to, those for the purposes of supplying or distributing heating, cooling, electricity, gas, water, air and light, fire prevention and extinguishing apparatus, security and access control apparatus, plumbing, bath tubs, water heaters, water closets, sinks, ranges, stoves, refrigerators, dishwashers, disposals, washers, dryers, awnings, storm windows, storm doors, screens, blinds, shades, curtains and curtain rods, attached mirrors, cabinets, paneling and attached floor coverings, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the Property covered by the Security Instrument. All of the foregoing together with the Property described in the Security Instrument (or the leasehold estate if the Security Instrument is on a leasehold) are referred to in this 1-4 Family Rider and the Security Instrument as the "Property."

B. USE OF PROPERTY; COMPLIANCE WITH LAW. Borrower shall not seek, agree to or make a change in the use of the Property or its zoning classification, unless Lender has agreed in writing to the change. Borrower shall comply with all laws, ordinances, regulations and requirements of any governmental body applicable to the Property.

C. SUBORDINATE LIENS. Except as permitted by federal law, Borrower shall not allow any lien inferior to the Security Instrument to be perfected against the Property without Lender's prior written permission.

D. RENT LOSS INSURANCE. Borrower shall maintain insurance against rent loss in addition to the other hazards for which insurance is required by Section 5.

**MULTISTATE 1- 4 FAMILY RIDER - Fannie Mae/Freddle Mac UNIFORM INSTRUMENT
Form 3170 1/01**

VMP-57R (0411)

Page 1 of 3 Initials: RES

VMP Mortgage Solutions, Inc.
(800)521-7291

06 2842986

25

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this 1-4 Family Rider.

Rosalie Edwards Johnson (Seal)
ROSALIE EDWARDS-JOHNSON -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

06 2842986

Recording Requested By

TREASURER AND TAX COLLECTOR
SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 NO. HILL STREET, RM 130
LOS ANGELES, CA 90012

And When Recorded Mail to

EDWARDS, ANDREW ET AL
JOHNSON, ROSALIE
37834 CARDIFF ST
PALMDALE CA 93550-7018



NOTICE OF POWER TO SELL TAX-DEFAULTED PROPERTY

which, pursuant to law was declared to be Tax-Defaulted on JUNE 30, 2007
for the nonpayment of delinquent taxes in the amount of \$ 377.01
for the fiscal year 2006-2007. Default Number 5115 031 020

Notice is hereby given by the Treasurer and Tax Collector of Los Angeles County that five or more years have elapsed since the duty assessed and legally levied taxes on the property described herein were declared in default and that the property is subject to sale for nonpayment of taxes and will be sold unless the amount required to redeem the property is paid to the Treasurer and Tax Collector of said County before sale. The real property subject to this notice is assessed to EDWARDS, ANDREW ET AL
JOHNSON, ROSALIE

and is situated in said county, State of California, described as follows: 5115 031 020
(Assessor's Parcel Number)

SOUTHMORE TRACT LOT 7 BLK 1

MARK J. SALADINO
TREASURER AND TAX COLLECTOR
of the County of Los Angeles,
State of California

STATE OF CALIFORNIA } ss.
County of Los Angeles

By Kathleen Glosch
Deputy Tax Collector

On **AUGUST 16, 2013**, before me personally appeared KATHLEEN GLOSTER 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 on 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 statement is true and correct. WITNESS my hand and official seal.

Sale No. 2014A

DEAN C. LOGAN
REGISTRAR-RECORDER/COUNTY CLERK
of the County of Los Angeles,
State of California

By Leletha Gipson
Deputy County Clerk



8). SECURED PROPERTY TAX DIVISION
TAX DEFAULTED LAND UNIT
225 N. HILL STREET, RM. 130
LOS ANGELES, CA 90012

CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1246 E 42ND PL, LOS ANGELES, CA 90011-3204



Owner Information

Owner Name: EDWARDS ANDREW/JOHNSON ROSALIE
 Mailing Address: 3512 BALMONT ST, LANCASTER CA 93536-4853 C039
 Vesting Codes: / A /

Location Information

Legal Description:	SOUTHMORE TRACT LOT 7	APN:	5115-031-020
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2282.20 / 3	Subdivision:	SOUTHMORE
Township-Range-Sect:		Map Reference:	52-C2 / 674-F3
Legal Book/Page:		Tract #:	
Legal Lot:	7	School District:	LOS ANGELES
Legal Block:	1	School District Name:	
Market Area:	C42	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	12/26/2006 / 12/15/2006	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	2860673		

Last Market Sale Information

Recording/Sale Date:	08/26/1988 / 08/1988	1st Mtg Amount/Type:	\$148,000 / CONV
Sale Price:	\$185,000	1st Mtg Int. Rate/Type:	/ ADJ
Sale Type:	FULL	1st Mtg Document #:	1363550
Document #:	1363549	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$164.59
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY NAT'L TITLE INS CO/NY		
Lender:	FIRST FSB/CA		
Seller Name:	FOUNTAIN EXCHANGE INC		

Prior Sale Information

Prior Rec/Sale Date:	01/15/1979 /	Prior Lender:	
Prior Sale Price:	\$35,000	Prior 1st Mtg Amt/Type:	\$34,200 / CONV
Prior Doc Number:	57283	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,124	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1911 / 1912	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,102	Lot Width/Depth:	40 x 127	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$63,290	Assessed Year:	2014	Property Tax:	\$858.93
Land Value:	\$36,011	Improved %:	43%	Tax Area:	7
Improvement Value:	\$27,279	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$56,290				

Comparable Summary

For Property Located At



1246 E 42ND PL, LOS ANGELES, CA 90011-3204

9 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: 9

	Subject Property	Low	High	Average
Sale Price	\$185,000	\$208,000	\$928,636	\$348,071
Bldg/Living Area	1,124	988	1,253	1,123
Price/Sqft	\$164.59	\$166.00	\$759.93	\$307.45
Year Built	1911	1906	1953	1914
Lot Area	5,102	4,829	6,250	5,329
Bedrooms	4	2	5	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$63,290	\$146,315	\$265,000	\$211,719
Distance From Subject	0.00	0.07	0.49	0.35

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Bit	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1246 E 42ND PL	\$185,000	1911	4	2	08/26/1988	1,124	5,102	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1216 E 43RD ST	\$270,000	1909	2	1	10/31/2014	988	6,036	0.07
<input checked="" type="checkbox"/>	2	1421 E 41ST PL	\$300,000		3	2	08/20/2014	1,152	4,829	0.26
<input checked="" type="checkbox"/>	3	1018 E 41ST PL	\$928,636	1908	2	1	12/18/2014	1,222	6,250	0.31
<input checked="" type="checkbox"/>	4	1529 E 42ND ST	\$301,000	1906	5	2	05/27/2014	1,242	5,465	0.35
<input checked="" type="checkbox"/>	5	1425 E 46TH ST	\$208,000	1953	3	1	07/25/2014	1,253	5,360	0.36
<input checked="" type="checkbox"/>	6	1356 E 47TH ST	\$240,000	1910	3	1	08/01/2014	1,074	4,969	0.4
<input checked="" type="checkbox"/>	7	843 E 42ND ST	\$280,000	1906	3	2	10/27/2014	1,126	4,999	0.46
<input checked="" type="checkbox"/>	8	890 E 40TH PL	\$390,000	1907	3	1	01/12/2015	1,013	5,059	0.47
<input checked="" type="checkbox"/>	9	1309 E 48TH PL	\$215,000	1914	2	1	04/28/2014	1,034	4,996	0.49

Comparable Sales Report

For Property Located At



1246 E 42ND PL, LOS ANGELES, CA 90011-3204

9 Comparable(s) Selected.

Report Date: 01/28/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$185,000	\$208,000	\$928,636	\$348,071
Bldg/Living Area	1,124	988	1,253	1,123
Price/Sqft	\$164.59	\$166.00	\$759.93	\$307.45
Year Built	1911	1906	1953	1914
Lot Area	5,102	4,829	6,250	5,329
Bedrooms	4	2	5	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$63,290	\$146,315	\$265,000	\$211,719
Distance From Subject	0.00	0.07	0.49	0.35

*= user supplied for search only

Comp #:1 Distance From Subject:0.07 (miles)
 Address: 1216 E 43RD ST, LOS ANGELES, CA 90011-3228
 Owner Name: ALFARO RAFAEL R
 Seller Name: AIDAN INVESTMENTS CORP
 APN: 5115-032-027 Map Reference: 52-C2 / 674-F3 Living Area: 988
 County: LOS ANGELES, CA Census Tract: 2282.20 Total Rooms: 5
 Subdivision: PIERCES VERNON AVE Zoning: LAR2 Bedrooms: 2
 Rec Date: 10/31/2014 Prior Rec Date: 03/21/2014 Bath(F/H): 1 /
 Sale Date: 10/23/2014 Prior Sale Date: 02/26/2014 Yr Built/Eff: 1909 / 1909
 Sale Price: \$270,000 Prior Sale Price: \$180,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1155807 Acres: 0.14 Fireplace: /
 1st Mtg Amt: \$264,855 Lot Area: 6,036 Pool:
 Total Value: \$170,621 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 DETACHED
 GARAGE

Comp #:2 Distance From Subject:0.26 (miles)
 Address: 1421 E 41ST PL, LOS ANGELES, CA 90011-3309
 Owner Name: JOHNSON LAUREN L
 Seller Name: RESTORE NEIGHBORHOODS LA INC
 APN: 5116-011-020 Map Reference: 52-D2 / 674-F3 Living Area: 1,152
 County: LOS ANGELES, CA Census Tract: 2282.20 Total Rooms:
 Subdivision: VERNON BOWENS & HOOPER AVE TR Zoning: LAR2 Bedrooms: 3
 Rec Date: 08/20/2014 Prior Rec Date: 06/25/2010 Bath(F/H): 2 /
 Sale Date: 08/18/2014 Prior Sale Date: 05/11/2010 Yr Built/Eff: /
 Sale Price: \$300,000 Prior Sale Price: \$147,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 872453 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$259,900 Lot Area: 4,829 Pool:
 Total Value: \$206,019 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.31 (miles)
 Address: 1018 E 41ST PL, LOS ANGELES, CA 90011-3104
 Owner Name: SEASIDE SANDY LLC
 Seller Name: DEUTSCHE BANK 2006-AR7
 APN: 5115-022-010 Map Reference: 52-C2 / 674-E3 Living Area: 1,222
 County: LOS ANGELES, CA Census Tract: 2283.20 Total Rooms:
 Subdivision: NADEAU ORANGE Zoning: LAR2 Bedrooms: 2
 Rec Date: 12/18/2014 Prior Rec Date: 01/18/2006 Bath(F/H): 1 /
 Sale Date: 11/21/2014 Prior Sale Date: 12/12/2005 Yr Built/Eff: 1908 / 1908
 Sale Price: \$928,636 Prior Sale Price: \$450,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1378791 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$245,000 Lot Area: 6,250 Pool:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.35 (miles)
 Address: 1529 E 42ND ST, LOS ANGELES, CA 90011-3317
 Owner Name: BERRIOS HERBERT
 Seller Name: WIN PROJECT
 APN: 5116-015-017 Map Reference: 52-D2 / 674-F3 Living Area: 1,242
 County: LOS ANGELES, CA Census Tract: 2281.00 Total Rooms:
 Subdivision: WISENDANGERS CURTIS PARK Zoning: LAR2 Bedrooms: 5
 Rec Date: 05/27/2014 Prior Rec Date: 05/07/2013 Bath(F/H): 2 /
 Sale Date: 05/09/2014 Prior Sale Date: 04/08/2013 Yr Built/Eff: 1906 / 1920
 Sale Price: \$301,000 Prior Sale Price: \$196,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 541573 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$295,548 Lot Area: 5,465 Pool:
 Total Value: \$196,888 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:**5** Distance From Subject:**0.36 (miles)**
 Address: **1425 E 46TH ST, LOS ANGELES, CA 90011-4313**
 Owner Name: **GARAY LUIS A/GONZALEZ MANUEL**
 Seller Name: **GONZALEZ JOSE**
 APN: **5107-005-021** Map Reference: **52-D3 / 674-F4** Living Area: **1,253**
 County: **LOS ANGELES, CA** Census Tract: **2287.20** Total Rooms: **6**
 Subdivision: **GRIDER & HAMILTONS** Zoning: **LAR2** Bedrooms: **3**
VERNON PARK
 Rec Date: **07/25/2014** Prior Rec Date: **01/06/2005** Bath(F/H): **1 /**
 Sale Date: **05/05/2014** Prior Sale Date: **11/24/2004** Yr Built/Eff: **1953 / 1953**
 Sale Price: **\$208,000** Prior Sale Price: **\$308,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **772880** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$204,232** Lot Area: **5,360** Pool:
 Total Value: **\$265,000** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**6** Distance From Subject:**0.4 (miles)**
 Address: **1356 E 47TH ST, LOS ANGELES, CA 90011-4238**
 Owner Name: **TREJO LUIS/BURGOS OSCAR**
 Seller Name: **TORRES CARLOS M**
 APN: **5107-014-006** Map Reference: **52-D3 / 674-F4** Living Area: **1,074**
 County: **LOS ANGELES, CA** Census Tract: **2287.20** Total Rooms:
 Subdivision: **GRIDER & HAMILTONS** Zoning: **LAR2** Bedrooms: **3**
VERNON PARK
 Rec Date: **08/01/2014** Prior Rec Date: **04/02/2009** Bath(F/H): **1 /**
 Sale Date: **06/09/2014** Prior Sale Date: **01/23/2009** Yr Built/Eff: **1910 / 1915**
 Sale Price: **\$240,000** Prior Sale Price: **\$215,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **798771** Acres: **0.11** Fireplace: **Y / 1**
 1st Mtg Amt: **\$235,653** Lot Area: **4,969** Pool:
 Total Value: **\$225,852** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.46 (miles)**
 Address: **843 E 42ND ST, LOS ANGELES, CA 90011-3120**
 Owner Name: **MEDRANO JORGE L**
 Seller Name: **ZELAYA JUAN D**
 APN: **5115-021-014** Map Reference: **52-C2 / 674-E3** Living Area: **1,126**
 County: **LOS ANGELES, CA** Census Tract: **2283.20** Total Rooms:
 Subdivision: **CLARA GILMORE** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **10/27/2014** Prior Rec Date: **06/02/2011** Bath(F/H): **2 /**
 Sale Date: **09/16/2014** Prior Sale Date: **04/20/2011** Yr Built/Eff: **1906 / 1924**
 Sale Price: **\$280,000** Prior Sale Price: **\$140,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1131310** Acres: **0.11** Fireplace: **Y / 1**
 1st Mtg Amt: **\$274,829** Lot Area: **4,999** Pool:
 Total Value: **\$146,315** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.47 (miles)**
 Address: **890 E 40TH PL, LOS ANGELES, CA 90011-2727**
 Owner Name: **ESCOBAR FREDDY/RIVERA KENNY**
 Seller Name: **PEREZ JOSE**
 APN: **5114-009-016** Map Reference: **52-C2 / 674-E2** Living Area: **1,013**
 County: **LOS ANGELES, CA** Census Tract: **2283.10** Total Rooms:
 Subdivision: **NADEAU ORANGE TR** Zoning: **LARD2** Bedrooms: **3**
 Rec Date: **01/12/2015** Prior Rec Date: **04/19/2013** Bath(F/H): **1 /**
 Sale Date: **08/18/2014** Prior Sale Date: **12/11/2012** Yr Built/Eff: **1907 / 1907**
 Sale Price: **\$390,000** Prior Sale Price: **\$92,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **33631** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$382,936** Lot Area: **5,059** Pool:
 Total Value: **\$201,774** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:	9			Distance From Subject:	0.49 (miles)
Address:	1309 E 48TH PL, LOS ANGELES, CA 90011-4209				
Owner Name:	KR INVESTMENTS LLC				
Seller Name:	GUERRERO AVIDAN G				
APN:	5107-021-016	Map Reference:	52-D3 / 674-F4	Living Area:	1,034
County:	LOS ANGELES, CA	Census Tract:	2287.20	Total Rooms:	
Subdivision:	GRIDER & HAMILTONS VERNON PARK	Zoning:	LARD2	Bedrooms:	2
Rec Date:	04/28/2014	Prior Rec Date:	01/30/1997	Bath(F/H):	1 /
Sale Date:	03/18/2014	Prior Sale Date:		Yr Built/Eff:	1914 / 1920
Sale Price:	\$215,000	Prior Sale Price:	\$112,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	432421	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,996	Pool:	
Total Value:	\$248,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN KLARIN**

Date: **June 15, 2015**

JOB ADDRESS: **1246 EAST 42ND PLACE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5115-031-020**

CASE#: **502898**

ORDER NO: **A-3276821**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 28, 2013**

COMPLIANCE EXPECTED DATE: **July 28, 2013**

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

.....

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3276801

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
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

RAYMOND S. CHAN, C.E., S.E.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

ROSALIE JOHNSON/ ANDREW EDWARDS ET AL
37834 CARDIFF ST
PALMDALE, CA 93550

CASE #
IMSP <i>D</i>
CARTS
POIS
CN 4

CASE #: 502898
ORDER #: A-3276821
EFFECTIVE DATE: June 28, 2013
COMPLIANCE DATE: July 28, 2013

OWNER OF
SITE ADDRESS: 1246 E 42ND PL
ASSESSORS PARCEL NO.: 5115-031-020
ZONE: R2; Two Family Zone

MAILED
JUN 27 2013
TAS

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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00. Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. Disposal of liquid waste.

You are therefore ordered to: Repair the waste lines which are leaking the grey water into the yard.

Code Section(s) in Violation: 94.303.0, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: The side yard at the east side.

Comments: The waste cleanout is open and the grey water is spilling out into the yard.

2. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

Code Section(s) in Violation: 12.21A.1.(a), and 12.21A.8.(b) of the L.A.M.C.

Location: The rear portion of the property.

Comments: There is a inoperable vehicle being stored in the rear yard of the single family dwelling.



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

3. Building interior and premises are not maintained.

You are therefore ordered to: Maintain building interior and premises clean and free of debris, rubbish, garbage, trash, overgrown vegetation and other similar materials.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: The rear yard of the single family dwelling.

Comments: There is open storage and debris at the property.

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.

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 98.04 II 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.

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

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:

Armando Pastran

Date: June 21, 2013

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

Armando.Pastran@lacity.org

[Signature]

REVIEWED BY