

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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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

June 22, 2015

Council District: # 15

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

JOB ADDRESS: 737 WEST 139<sup>TH</sup> STREET, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 6119-010-040

On August 21, 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: **737 West 139<sup>th</sup> Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 21, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,288.56</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 **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** 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 L. WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T11477**  
**Dated as of: 05/15/2015**

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

*(Reported Property Information)*

**APN #: 6119-010-040**

**Property Address: 737 W 139TH ST**    **City: Los Angeles**    **County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed**

**Grantee : Maria L. Contreras, a married woman as her sole and separate property**

**Grantor : Pastor Ceron, an unmarried man**

**Deed Date : 11/7/2005**

**Recorded : 12/2/2005**

**Instr No. : 05 2940695**

**Mailing Address: Maria L. Contreras,  
737 W 139TH ST. GARDENA CA 90247**

**SCHEDULE B**

**LEGAL DESCRIPTION**

*The following described property:*

*Lot 10 of Tract 14049, in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 303, Page(s) 28 through 32, inclusive of Miscellaneous Maps, in the office of the County recorder of said County.*

*Assessor's Parcel No: 6119-010-040*

**MORTGAGES/LIENS**

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

**Amount : \$423,120.00**

**Dated : 11/17/2005**

**Trustor : Maria Lourdes Contreras**

**Trustee : LSI**

**Beneficiary : MERS, Inc., as nominee for Mortgageit**

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. T11477

**SCHEDULE B (Continued)**

**Loan No. :** MIN 100112065709056630

**Recorded :** 12/2/2005

**Instr No. :** 05 2940696

**Maturity Date is:** 12/1/2035

**Mailing Address:** LSI, None Shown.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** Mortgageit, 33 Maiden Lane 6th Floor, New York, NY 10038

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** Deutsche Bank Trust Company Americas as Trustee for RALI 2006-QA1

**Recorded :** 8/31/2012

**Instr No. :** 20121309562

**Mailing Address:** Deutsche Bank Trust Company Americas as Trustee for RALI 2006-QA1, None Shown.

*An agreement to modify the terms and provisions of said security instrument as therein provided*

**Recorded :** 1/10/2011

**Instr No. :** 20110045689

**Loan amount decreased to** \$398,353.63

*An agreement to modify the terms and provisions of said security instrument as therein provided*

**Recorded :** 10/31/2013

**Instr No. :** 20131552943

*A Substitution of Trustee under said deed of trust which names as the substituted trustee, the following:*

**Trustee :** Executive Trustee Services, LLC dba ETS Services, LLC

**Recorded :** 2/23/2009

**Instr No. :** 20090246133

**Mailing Address:** Executive Trustee Services, LLC dba ETS Services, LLC, 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120

*Assignment of the above referenced security instrument is as follows:*

**Assignee :** Executive Trustee Services, LLC dba ETS Services, LLC

**Recorded :** 10/9/2012

**Instr No. :** 20121513803

**Mailing Address:** Executive Trustee Services, LLC dba ETS Services, LLC, 2255 North Ontario Street, Suite 400 Burbank, California 91504-3120

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

**Amount :** \$105,780.00

**Dated :** 11/17/2005

**Trustor :** Maria Lourdes Contreras

**Trustee :** LSI

**Beneficiary :** MERS, Inc., as nominee for Mortgageit

**Recorded :** 12/2/2005

**Instr No. :** 05 2940697

**Maturity Date is:** 12/1/2020

**Mailing Address:** LSI, None Shown.

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026.

**Mailing Address:** Mortgageit, 33 Maiden Lane 6th Floor, New York, NY 10038

12/2/05

RECORDING REQUESTED BY:  
LSI Title Company, a California Corporation  
Escrow No. 1815356-BD  
Title Order No. 51815356

05 2940695

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When Recorded Mail Document  
and Tax Statement To:  
Maria L Contreras  
737 W. 139th St.  
Los Angeles, CA 90059

APN: 6119-010-040

**GRANT DEED**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) <sup>(86)</sup>  
Documentary transfer tax is \$572.00 City tax \$ 2,340.00 <sup>(44)</sup>

- [ X ] 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, Pastor Ceron, An Unmarried Man

hereby GRANT(S) to Maria L Contreras, a married woman as her sole and separate property

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

according to the official plat thereof, filed in the office of the Recorder of LOS ANGELES County, California, on , in  
Book of Maps, Map No. .

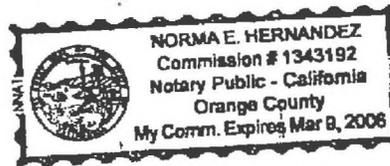
SEE EXHIBIT "A" ATTACHED

DATED: November 7, 2005

STATE OF CALIFORNIA  
COUNTY OF Los Angeles  
ON November 11th 2005 before me,  
NORMA E. HERNANDEZ personally appeared  
PASTOR CERON / / / /

Pastor Ceron  
Pastor Ceron

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 Norma E. Hernandez

MAIL TAX STATEMENTS AS DIRECTED ABOVE

12/2/05

2

05 2940696

Lender Service - PLD  
Fidelity National Financial

Recording Requested By:  
MORTGAGET

Return To:  
MORTGAGET

1350 DEMING WAY, 3RD FLOOR  
MIDDLETON, WI 53562

Prepared By:

51815356 \_\_\_\_\_ [Space Above This Line For Recording Data] \_\_\_\_\_

60119-010-040

### DEED OF TRUST

LOAN NO.: 40464319  
ESCROW NO.: 1815356

MIN 100112065709058830  
MERS Phone: 1-888-679-6377

#### DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated **NOVEMBER 17, 2005** together with all Riders to this document.

(B) "Borrower" is  
MARIA LOURDES CONTRERAS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY

Borrower's address is 737 WEST 138TH STREET, LOS ANGELES (GARDENA AREA), CA 90247  
Borrower is the trustor under this Security Instrument.

(C) "Lender" is  
MORTGAGET

Lender is a CORPORATION  
organized and existing under the laws of NEW YORK

CALIFORNIA- Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS  
VMP-6A(CA) (0207)

Initials: *M.L.C*  
Form 3005 1/01

When Recorded Mail To:  
Financial Dimensions, Inc.  
1400 Lebanon Church Road  
Pittsburgh, PA 15236

743578

### Assignment of Deed of Trust

Dated: August 23, 2012

77930426

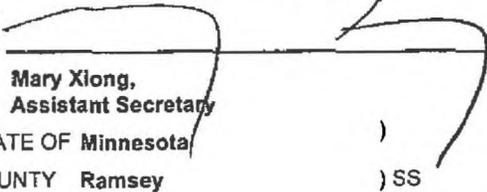
MIN: 100112065709056630  
MERS Phone: 888-679-6377

For value received Mortgage Electronic Registration Systems, Inc., as nominee for Mortgageit, its successors and assigns, P.O. Box 2026, Flint, MI 48501-2026, the undersigned hereby grants, assigns and transfers to Deutsche Bank Trust Company Americas as Trustee for RALI 2006-QA1 all beneficial interest under a certain Deed of Trust dated November 17, 2005 executed by MARIA LOURDES CONTRERAS and recorded in Book XX on Page(s) XX as Document Number 05 2940696 on December 2, 2005 in the office of the County Recorder of Los Angeles County, California.

MORTGAGE AMOUNT: \$423,120.00

Mortgage Electronic Registration Systems, Inc., as nominee for Mortgageit, its successors and assigns

By:

  
Mary Xiong,  
Assistant Secretary  
STATE OF Minnesota )  
COUNTY Ramsey ) SS



\*U02926230\*

The foregoing instrument was acknowledged before me this date, August 23, 2012 by Mary Xiong , Assistant Secretary of Mortgage Electronic Registration Systems, Inc.

Prepared By:  
Curtis Leason  
Indecomm Global Services  
2925 Country Drive  
St. Paul, MN 55117



Sandra Jean Kinnunen, Notary Public  
My Commission expires: January 31, 2016



RECORDING REQUESTED BY:

LSI TITLE COMPANY, INC.

ETS Services, LLC  
2255 North Ontario Street, Suite 400  
Burbank, California 91504-3120  
(818) 260-1600



2

TS NO : GM-170075-C  
LOAN NO : 7440759215

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

WHEREAS, MARIA LOURDES CONTRERAS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY was the original Trustor, LSI was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 11/17/2005 and recorded on 12/2/2005 as Instrument No. 05-2940696, in Book , Page of Official Records of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned desires to substitute Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural

Dated : 2/19/2009

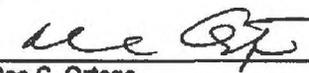
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
  
Cindy Sandoval, ASSISTANT SECRETARY

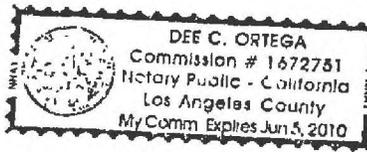
State of California) ss.  
County of Los Angeles }

On 2/19/2009 before me, Dee C. Ortega Notary Public, personally appeared Cindy Sandoval who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal

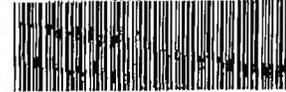
Signature  (Seal)  
Dee C. Ortega



Doc

RECORDING REQUESTED BY:

10/09/2012



20121513803

LSI TITLE COMPANY, INC.

Executive Trustee Services, LLC
2255 North Ontario Street, Suite 400
Burbank, CA 91504-3120
800.665.3932

TS NO : CA1200059608
LOAN NO : 7440759215

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, MARIA LOURDES CONTRERAS, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY was the original Trustor, LSI was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR MORTGAGEIT, its successors and assigns was the original Beneficiary under that certain Deed of Trust dated 11/17/2005 and recorded on 12/02/2005 as Instrument No. 052940696, in Book XX, Page XX Loan Modification 01/10/2011 as Instrument No. 20110045689, in Book XX, Page XX of Official Records of Los Angeles County, California; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitutes Executive Trustee Services, LLC dba ETS Services, LLC, as Trustee under said Deed of Trust.

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

Dated: 9-14-12

Deutsche Bank Trust Company Americas as Trustee for RALI 2006-QA1

[Signature of Katrina Jordan]
Katrina Jordan
Authorized Officer
Residential Funding Company, LLC
f/k/a Residential Funding Corporation
Attorney in Fact

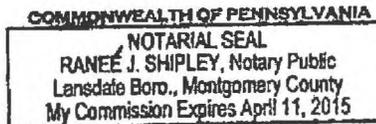
State of Pennsylvania } ss.
County of Montgomery }

On 9-14-12 before me, Rane J. Shipley Notary Public, personally appeared Katrina Jordan who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Pennsylvania that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature of Rane J. Shipley] (Seal)
Rane J. Shipley



12E

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **737 WEST 139<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6119-010-040**

Date: **June 22, 2015**

Last Full Title: **05/15/2015**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA L. CONTRERAS  
737 W. 139<sup>TH</sup> ST.  
GARDENA, CA 90247  
CAPACITY: OWNER
  
- 2). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI 48501-2026  
CAPACITY: INTERESTED PARTIES
  

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- 3). MORTGAGEIT  
33 MAIDEN LANE, 6<sup>TH</sup> FLOOR  
NEW YORK, NY 10038  
CAPACITY: INTERESTED PARTIES
  
- 4). EXECUTIVE TRUSTEE SERVICES, LLC  
DBA ETS SERVICES, LLC  
2255 N. ONTARIO ST., SUITE 400  
BURBANK, CA 91504-3120  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**737 W 139TH ST, GARDENA, CA 90247-2109**



### Owner Information

Owner Name: **CONTRERAS MARIA L**  
 Mailing Address: **737 W 139TH ST, GARDENA CA 90247-2109 C011**  
 Vesting Codes: **MW // SE**

### Location Information

Legal Description:	<b>TRACT NO 14049 LOT 10</b>	APN:	<b>6119-010-040</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2911.30 / 2</b>	Subdivision:	<b>14</b>
Township-Range-Sect:		Map Reference:	<b>63-F2 /</b>
Legal Book/Page:	<b>12-165</b>	Tract #:	<b>14</b>
Legal Lot:	<b>10</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>116</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>12/02/2005 / 11/07/2005</b>	1st Mtg Amount/Type:	<b>\$423,120 / CONV</b>
Sale Price:	<b>\$520,000</b>	1st Mtg Int. Rate/Type:	<b>6.00 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>2940696</b>
Document #:	<b>2940695</b>	2nd Mtg Amount/Type:	<b>\$105,780 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ FIXED</b>
Transfer Document #:		Price Per SqFt:	<b>\$347.36</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>FIDELITY NATIONAL FIN'L</b>		
Lender:	<b>MORTGAGEIT INC</b>		
Seller Name:	<b>CERON PASTOR</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>01/12/2000 / 12/13/1999</b>	Prior Lender:	<b>MISCELLANEOUS FIN</b>
Prior Sale Price:	<b>\$165,000</b>	Prior 1st Mtg Amt/Type:	<b>\$156,750 / CONV</b>
Prior Doc Number:	<b>43607</b>	Prior 1st Mtg Rate/Type:	<b>/ FIX</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	<b>FRAME</b>
Living Area:	<b>1,497</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>2</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>2</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1948 / 1960</b>	Roof Type:		Style:	<b>CONVENTIONAL</b>
Fireplace:	<b>/</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>WOOD SHAKE</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

Zoning:	<b>LAR1</b>	Acres:	<b>0.14</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>6,311</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	<b>PUBLIC</b>
Site Influence:				Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$383,000</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$5,023.63</b>
Land Value:	<b>\$306,200</b>	Improved %:	<b>20%</b>	Tax Area:	<b>19</b>
Improvement Value:	<b>\$76,800</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$383,000</b>				

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**737 W 139TH ST, GARDENA, CA 90247-2109****5 Comparable(s) Selected.**

Report Date: 06/22/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$520,000	\$348,000	\$420,000	\$372,600
Bldg/Living Area	1,497	1,279	1,673	1,419
Price/Sqft	\$347.36	\$218.17	\$296.82	\$264.39
Year Built	1948	1947	1956	1950
Lot Area	6,311	5,150	7,605	6,592
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$383,000	\$57,311	\$350,000	\$238,503
Distance From Subject	0.00	0.16	0.47	0.34

\* = user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.16 (miles)	
Address:	739 W 137TH ST, GARDENA, CA 90247-2103		
Owner Name:	GUTIERREZ SERGIO & MARIA E		
Seller Name:	DELGADO ANTONIO		
APN:	6119-005-037	Map Reference:	64-A1 /
County:	LOS ANGELES, CA	Census Tract:	2911.30
Subdivision:	14692	Zoning:	LAR1
Rec Date:	04/01/2015	Prior Rec Date:	06/13/2013
Sale Date:	03/05/2015	Prior Sale Date:	05/22/2013
Sale Price:	\$420,000	Prior Sale Price:	\$270,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	354723	Acres:	0.14
1st Mtg Amt:	\$336,000	Lot Area:	5,994
Total Value:	\$271,225	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,415
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1947 / 1957
		Air Cond:	WALL
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

<b>Comp #:2</b>		Distance From Subject:0.22 (miles)	
Address:	14117 S AINSWORTH ST, GARDENA, CA 90247-2131		
Owner Name:	CHOI ENA		
Seller Name:	HECHANOVA A LIVING TRUST		
APN:	6119-014-001	Map Reference:	63-F2 /
County:	LOS ANGELES, CA	Census Tract:	2911.30
Subdivision:	14	Zoning:	LAR1
Rec Date:	12/18/2014	Prior Rec Date:	12/22/1965
Sale Date:	09/22/2014	Prior Sale Date:	
Sale Price:	\$365,000	Prior Sale Price:	\$5,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1375057	Acres:	0.17
1st Mtg Amt:	\$358,388	Lot Area:	7,605
Total Value:	\$57,311	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,673
		Total Rooms:	7
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1948 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

<b>Comp #:3</b>		Distance From Subject:0.42 (miles)	
Address:	13813 S CATALINA AVE, GARDENA, CA 90247-2042		
Owner Name:	MELGAR FRANCISCO J		
Seller Name:	HUD-HOUSING OF URBAN DEV		
APN:	6115-042-045	Map Reference:	63-F2 /
County:	LOS ANGELES, CA	Census Tract:	6030.01
Subdivision:	22007	Zoning:	GAR1
Rec Date:	09/30/2014	Prior Rec Date:	09/15/2008
Sale Date:	09/16/2014	Prior Sale Date:	09/10/2008
Sale Price:	\$365,000	Prior Sale Price:	\$300,000
Sale Type:	UNKNOWN	Prior Sale Type:	FULL
Document #:	1036185	Acres:	0.12
1st Mtg Amt:	\$359,508	Lot Area:	5,150
Total Value:	\$301,362	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,378
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1956 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

<b>Comp #:4</b>		Distance From Subject:0.45 (miles)	
Address:	13221 S HOOVER ST, GARDENA, CA 90247-1728		
Owner Name:	KORTEN MICHELLE		
Seller Name:	US DEPT OF HSG & URBAN DEV		
APN:	6117-029-013	Map Reference:	64-A1 /
County:	LOS ANGELES, CA	Census Tract:	2911.20
Subdivision:	ATHENS SUB 5	Zoning:	LAR1
Rec Date:	06/01/2015	Prior Rec Date:	11/12/2010
Sale Date:	05/22/2015	Prior Sale Date:	10/05/2010
Sale Price:	\$365,000	Prior Sale Price:	\$325,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	634323	Acres:	0.16
1st Mtg Amt:	\$358,388	Lot Area:	7,151
Total Value:	\$350,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,352
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1950 / 1967
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	5	Distance From Subject:	0.47 (miles)
Address:	517 W 146TH ST, GARDENA, CA 90248-1601		
Owner Name:	RIVERA-MARTINEZ RICHARD/MARTINEZ JOSE J		
Seller Name:	GILSTRAP JAMES H JR & MARTHA		
APN:	6119-008-021	Map Reference:	64-A2 /
County:	LOS ANGELES, CA	Census Tract:	2911.30
Subdivision:	15476	Zoning:	LAR1
Rec Date:	04/23/2015	Prior Rec Date:	08/09/1982
Sale Date:	03/09/2015	Prior Sale Date:	
Sale Price:	\$348,000	Prior Sale Price:	\$85,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	453561	Acres:	0.16
1st Mtg Amt:	\$341,696	Lot Area:	7,062
Total Value:	\$212,616	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,279
		Total Rooms:	4
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1949 / 1967
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/ .
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

**Foreclosure Activity Report**

For Property Located At



CoreLogic

RealQuest Professional

**737 W 139TH ST, GARDENA, CA 90247-2109**

The selected property does not contain active foreclosure information.

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**  
JOB ADDRESS: **737 WEST 139<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6119-010-040**

**Date: June 22, 2015**

**CASE#: 509677**  
**ORDER NO: A-3312049**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 21, 2013**  
COMPLIANCE EXPECTED DATE: **September 11, 2013**  
DATE COMPLIANCE OBTAINED: **November 21, 2013**

.....

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

**VIOLATIONS:**

SEE ATTACHED ORDER # A-3312049

10001120047022

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



ERIC GARCETTI  
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

MARIA L CONTRERAS  
737 W 139TH ST  
GARDENA, CA 90247

CASE #: 509677  
ORDER #: A-3312049  
EFFECTIVE DATE: August 21, 2013  
COMPLIANCE DATE: September 11, 2013

OWNER OF  
SITE ADDRESS: 737 W 139TH ST  
ASSESSORS PARCEL NO.: 6119-010-040  
ZONE: R1; One-Family Zone

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

FURTHER, 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. Excessive or overgrown vegetation on the premises.

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

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

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), 12.08A and 12.21A.8.(b) of the L.A.M.C.

Location: Front yard and driveway

3. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

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



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

**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 98.04II 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 chage and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

**PENALTY WARNING:**

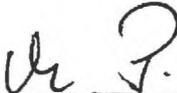
Any person who violates or causes or permits another person to violate any provision of the LosAngeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

**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 err 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 (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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



Date: August 14, 2013

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

  
REVIEWED BY