

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

January 21, 2015

Council District: # 8

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

JOB ADDRESS: **1492 WEST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5016-019-006**

On August 17, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1492 West 47TH 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 on August 17, 2011 and April 4, 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>
Code Violation Investigation fee	672.00
Non-Compliance Code Enforcement Fee	550.00
System Development Surcharge	40.32
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	135.83
Title Report fee	42.00
Grand Total	\$ <u>2,330.55</u>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,330.55** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,330.55** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10924
Dated as of: 1/8/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5016-019-006

Property Address: 1492 W 47TH ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument: Quitclaim Deed

Grantee : David Zepeda Trustee of the Kenneth Gilbert, Fran Gilbert, Tom Meyer, Linda Meyer, Tom Chase, Michell Chase, Albert Guston, France Guston Trust

Grantor : Hugo Antonio Mendez

Deed Date : 4/21/2010

Recorded : 5/5/2010

Instr No. : 20100614862

MAILING ADDRESS: David Zepeda Trustee of the Kenneth Gilbert, Fran Gilbert, Tom Meyer, Linda Meyer, Tom Chase, Michell Chase, Albert Guston, France Guston Trust
2097 E. Washington St., Suite 1E305, Colton, CA 92324

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 6 of Block 45 of Vermont Avenue Square, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in book 15, page(s) 46 and 47, in the office of the County Recorder of said County.

Assessor's Parcel No: 5016-019-006

MORTGAGES/LIENS

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

Amount : \$384,000.00

Dated : 1/5/2006

Trustor : Hugo A Mendez

Trustee : Fidelity National Title Co

Beneficiary : MERS, Inc., as nominee for First Franklin a Division of Nat. City Bank of IN

Loan No. : MIN 100425240006132853

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. T10924

SCHEDULE B (Continued)

Recorded : 1/18/2006

Instr No. : 06 0111457

Maturity Date is: 2/1/2036

MAILING ADDRESS: First Franklin, c/o Security Connections, 1935 International Way, Idaho Falls, ID 83402

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

Assignee : Deutsche Bank National Trust Company, as Trustee for Holders of the First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass- Through Certificates, Series 2006-FF5

Recorded : 4/26/2012

Instr No. : 20120621349

MAILING ADDRESS: Deutsche Bank National Trust Company, as Trustee for Holders of the First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass- Through Certificates, Series 2006-FF5 – C/O Bank of America, 475 Crosspoint Parkway, P.O.BOX 9000 Getzville, NY 14068-9000

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

Trustee : Quality Loan Service Corporation

Recorded : 3/26/2013

Instr No. : 20130450765

MAILING ADDRESS: Quality Loan Service Corporation, 2141 5th Avenue, San Diego, CA 92101

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

Trustee : National Default Servicing Corporation, an Arizona Corporation

Recorded : 9/12/2014

Instr No. : 20140967313

MAILING ADDRESS: National Default Servicing Corporation, 7720 N. 16th Street, Suite 300, Phoenix, AZ 85020

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

Executed by : National Default Servicing Corporation, as Trustee for Select Portfolio Servicing, Inc., as servicing agent for Deutsche Bank National Trust Company, as Trustee, in trust for the registered certificate holders of First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5

Recorded : 9/12/2014

Instr No. : 20140967314

MAILING ADDRESS: National Default Servicing Corporation, 7720 N. 16th Street, Suite 300, Phoenix, AZ 85020

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

Amount : \$96,000.00

Dated : 1/5/2006

Trustor : Hugo A Mendez

Trustee : Fidelity National Title Co

Beneficiary : MERS, Inc., as nominee for First Franklin a Division of Nat City Bank of IN

Loan No. : MIN 100425240006132861

Recorded : 1/18/2006

Instr No. : 06 0111458

Maturity Date is: 2/1/2021

MAILING ADDRESS: First Franklin, c/o Security Connections, 1935 International Way, Idaho Falls, ID 83402

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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL DOCUMENT AND TAX STATEMENT TO:

Name: KENNETH GILBERT
Street: 2097 E. WASHINGTON ST. SUITE 1E-#305
Address:
City, State & Zip Code: COLTON, CA. 92324

002

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

TITLE ORDER NO.

ESCROW NO.

QUITCLAIM DEED

The undersigned grantor(s) declares that the documentary transfer tax is \$ 0 and is

computed on full value of the interest or property conveyed, or is GIFT

computed on full value less the value of liens and encumbrances remaining thereon at time of sale. The land tenements or realty is located in

1492 W. 47th St. LOS ANGELES CA 90062

unincorporated area. city of LOS ANGELES, and

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged. I (We) this is a bonafide gift and the grantor received nothing in return

R&T 11911 HUGO ANTONIO MENDEZ GRANTOR

do (does) hereby remise, release and quitclaim to: DAVID ZEPEDA TRUSTEE OF THE KENNETH GILBERT, FRAN GILBERT, TOM MEYER, LINDA MEYER, TOM CHASE, MICHELL CHASE, ALBERT GUSTON, FRANCE GUSTON TRUST

the following described real property County of LOS ANGELES State of CALIFORNIA with the following legal

description: APN# 5016-019-006

SEE EXHIBIT "A"

Date:

4/21/10

Signature of declarant:

HUGO ANTONIO MENDEZ

Signature of declarant:

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES SS On 04/21/2010 before me, NINO VERA a Notary

Public personally appeared HUGO ANTONIO MENDEZ 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:

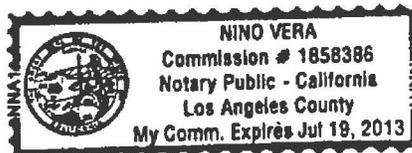
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature:

[Handwritten signature]

This area for official notarial seal:



MAIL TAX STATEMENT AS DIRECTED ABOVE

* There are various types of deed forms depending on each person's legal status. Before you use this form you may want to consult an attorney if you have questions concerning which document for is appropriate for your transaction.

RECORDER MEMO: This COPY is NOT an OFFICIAL RECORD.

1/18/06

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RECORDING REQUESTED BY
FINAL LOAN DOCS

AND WHEN RECORDED MAIL TO

FIRST FRANKLIN
c/o SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 100425240006132853

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 January 05, 2006, together with all Riders to this document.

(B) "Borrower" is HUGO A MENDEZ, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN organized and existing under the laws of United States of America Lender's address is 2150 NORTH FIRST STREET, SAN JOSE, California 95131

(D) "Trustee" is FIDELITY NATIONAL TITLE CO

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P O Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated January 05, 2006. The Note states that Borrower owes Lender Three Hundred Eighty Four Thousand and no/100 Dollars (U.S. \$384,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 01, 2036

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

06 0111457

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RECORDING REQUESTED BY
FINAL LOAN DOCS

06 0111458

AND WHEN RECORDED MAIL TO
FIRST FRANKLIN
c/o SECURITY CONNECTIONS
1935 INTERNATIONAL WAY
IDAHO FALLS, ID 83402

APPN # 5016-019-006

19439376-38

[Space Above This Line For Recording Data]

**DEED OF TRUST
(Secondary Lien)**

MIN: 100425240006132861

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 10, 12, 17, 19, and 20. Certain rules regarding the usage of words used in this document are also provided in Section 15.

(A) "Security Instrument" means this document, which is dated January 05, 2006, together with all Riders to this document.

(B) "Borrower" is HUGO A MENDEZ, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FIRST FRANKLIN A DIVISION OF NAT CITY BANK OF IN
Lender is a National Association organized and existing under
the laws of United States of America Lender's address is
2150 NORTH FIRST STREET, SAN JOSE, California 95131

(D) "Trustee" is FIDELITY NATIONAL TITLE CO

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated January 05, 2006. The Note states that Borrower owes Lender Ninety Six Thousand and no/100 Dollars (U.S. \$96,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 01, 2021.

(G) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

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(H) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, if allowed under Applicable Law, and all sums due under this Security Instrument, plus interest.

(I) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- Adjustable Rate Rider
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Home Improvement Rider
- Revocable Trust Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 *et seq.*) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor In Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

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TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY
[Type of Recording Jurisdiction]

of LOS ANGELES
[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

**SEE EXHIBIT "A"
ATTACHED**

Assessor's Identification Number: 5016-019-006

which currently has the address of

1492 WEST 47TH STREET
[Street]

LOS ANGELES
[City]

, California

90062
[Zip Code]

("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property." Borrower understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property; and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

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

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest and Other Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and if allowable under Applicable Law, any prepayment charges and late charges due under the Note. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one or more of the following forms, as selected by Lender. (a) cash, (b) money order, (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

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be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by Applicable Law to Borrower and to the other persons prescribed by Applicable Law. Trustee shall give public notice of sale to the persons and in the manner prescribed by Applicable Law. After the time required by Applicable Law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

22. **Reconveyance.** Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Lender may charge such person or persons a reasonable fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under Applicable Law. If the fee charged does not exceed the fee set by Applicable Law, the fee is conclusively presumed to be reasonable.

23. **Substitute Trustee.** Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

24. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California

25. **Request for Notice of Default and Sale.** In accordance with Section 2924b, Civil Code, request is hereby made that a copy of any notice of default and a copy of any notice of sale under the deed of trust (or mortgage) recorded

, in Book _____ page _____ records of _____ County, (or filed for record with recorder's serial number _____ County) California, executed by

HUGO A. MENDEZ
as trustor (or mortgagor) in which

is named as beneficiary (or mortgagee) and

as trustee be mailed to Name FIRST FRANKLIN
at Address 2150 NORTH FIRST STREET, SAN JOSE, California 95131

Notice: A copy of any notice of default and of any notice of sale will be sent only to the address contained in this recorded request. If your address changes, a new request must be recorded.

Signature Hugo A Mendez
HUGO A MENDEZ

CG 0111458

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

Borrower and Lender request the holder of any mortgage, deed of trust or other encumbrance with a lien which has priority over this Security Instrument to give Notice to Lender, at Lender's address set forth on page one of this Security Instrument, of any default under the superior encumbrance and of any sale or other foreclosure action.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 through 11 of this Security Instrument and in any Rider executed by Borrower and recorded with it.

Hugo A Mendez (Seal) (Seal)
HUGO A. MENDEZ -Borrower -Borrower

(Seal) (Seal)
-Borrower -Borrower

(Seal) (Seal)
-Borrower -Borrower

Witness.

Witness:

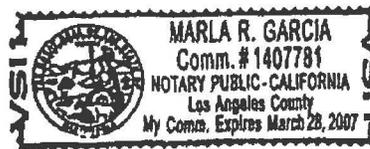
State of California)
County of LOS ANGELES)

On JANUARY 5, 2006 before me, MARLA R. GARCIA, NOTARY PUBLIC
personally appeared HUGO A. MENDEZ

~~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: [Handwritten Signature]



CALIFORNIA DEED OF TRUST—Single Family—Secondary Lien
THE COMPLIANCE SOURCE, INC. ©
ITEM 8495L11 (0304)—MERSMFCA3118

(Page 11 of 11 pages)

4000613286 GREATLAND ■
To Order Call 1-800-530-9393 □ Fax 616-791-1131

06 0111458

1/18/06

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National City®

**BALLOON RIDER TO MORTGAGE, DEED OF TRUST OR SECURITY DEED
FIRST FRANKLIN**

Date: January 5, 2006

1. **BORROWER(S):** HUGO A. MENDEZ

Property Address: 1492 WEST 47TH STREET
LOS ANGELES, CA 90062

2. **DEFINED TERMS; RIDER A PART OF THE SECURITY INSTRUMENT.** "Rider" means this Balloon Rider to Mortgage, Deed of Trust or Security Deed which is attached to, made a part of and amends and supplements the Mortgage, Deed of Trust or Security Deed ("Security Instrument") which Borrower(s) gave to **FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN** ("the Lender") and which is dated the same date as this Rider. The Security Instrument secures the Note and Security Agreement ("Note") and covers the property described therein located at the address set forth above. The term "the Lender" includes Lender's successors and assigns. *In the event there are any conflicts between this Rider and the Security Instrument or the Note, the provisions of the Rider will control.*

3. **BALLOON NOTE.** *The final payment due under the Note is larger than the previous monthly payments. The final payment includes a substantial payment of principal. The Note is commonly called a "balloon note."*

4. **BALLOON NOTE AGREEMENT.** Borrower(s) understand and agree as follows.

THIS LOAN IS PAYABLE IN FULL ON THE MATURITY DATE SET FORTH IN THE SECURITY INSTRUMENT. THE BORROWER MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN, UNPAID INTEREST AND OTHER SUMS THEN DUE

5. **SIGNATURES.** BORROWER HAS READ AND AGREES TO ALL PROVISIONS OF THIS RIDER

© 2004 National City Corporation

MFC6049
FF0139L1

4000613286

06 0111458

1/18/06

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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in pages 1 and 2 of this Balloon Rider

HUGO A. MENDEZ _____ x Hugo A Mendez _____
Type or print name Signature

_____ x _____
Type or print name Signature

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

and when recorded mail to

T.D. SERVICE COMPANY
4000 W. METROPOLITAN DRIVE, SUITE 400
ORANGE, CA 92868

4169757

Space above this line for recorder's use

NOTE: After having been recorded, this Assignment should be kept with the Note and Deed of Trust hereby assigned

ASSIGNMENT OF DEED OF TRUST

T.S. No: D390841 CA Unit Code: D Investor No: 0181767378
AP #1: 5016-019-006
Property Address: 1492 WEST 47TH STREET, LOS ANGELES, CA 90062

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HOLDERS OF THE
FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF5, MORTGAGE PASS- THROUGH
CERTIFICATES, SERIES 2006-FF5

c/o BANK OF AMERICA, 475 CROSSPOINT PARKWAY, P.O.BOX 9000 GETZVILLE, NY 14068-9000
all beneficial interest under that certain Deed of Trust dated January 5, 2006, executed by
Trustor: HUGO A MENDEZ
Trustee: FIDELITY NATIONAL TITLE CO; and
Recorded January 18, 2006 as Instr. No. 06 0111457 in Book XXX Page XXX of Official Records in the
office of the Recorder of LOS ANGELES County; CALIFORNIA
TOGETHER with the notes therein described and secured thereby, the money due and to become due thereon,
with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed,
in whole or in part the real property described therein.

Effective Date: April 17, 2012

405

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FIRST FRANKLIN MORTGAGE LOAN TRUST 2006-FF5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF5
By Bank of America N.A. Attorney In Fact

BY: Verlina A. Griffin BY: Robert S. Moran
Verlina A. Griffin, Assistant Vice President (AVP) Robert S. Moran, Assistant Vice President (AVP)

ACKNOWLEDGMENT

State of TEXAS
County of DALLAS

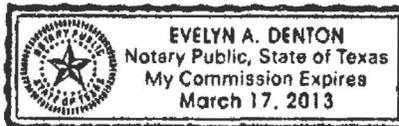
On April 17, 2012, before me, Evelyn A. Denton, Notary Public,
(Insert name and title of the officer)

Personally appeared Verlina A. Griffin AVP and Robert S. Moran, AVP
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 TEXAS that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Signature Evelyn A. Denton (Seal)
Evelyn A. Denton



Recording requested by:

When recorded mail to:

Quality Loan Service Corporation
2141 5th Avenue
San Diego, CA 92101
619-645-7711



TS No.: **CA-13-544712-VF**
Order No.: **1401206**
MERS MIN No.: **100425240006132853**

Space above this line for recorders use

Substitution of Trustee

WHEREAS, **HUGO A MENDEZ, A SINGLE MAN** was the original Trustor, **FIDELITY NATIONAL TITLE CO** was the original Trustee, and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST FRANKLIN A DIVISION OF NAT. CITY BANK OF IN** was the original Beneficiary under that certain Deed of Trust dated **1/5/2006** and recorded on **1/18/2006** as Instrument No. **06-0111457**, of Official Records of **LOS ANGELES County, CA**; 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 stead of said original Trustee, or Successor Trustee, thereunder, in the manner provided for in said Deed of Trust,

NOW, THEREFORE, the undersigned hereby substitutes **QUALITY LOAN SERVICE CORPORATION**, as Trustee under said Deed of Trust.

01

Substitution of Trustee - CA
TS No.: CA-13-544712-VF
Page 2

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HOLDERS OF
THE FIRST FRANKLIN MORTGAGE LOAN
TRUST 2006-FF5, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-FF5
By Bank of America, N.A., Attorney-in-Fact


By: Tanyka Leshaf Bayea-Logan
Assistant Vice President

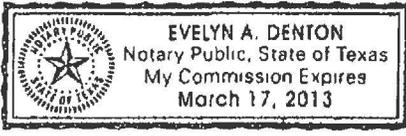
State of: Texas
County of: Dallas

On March 12, 2013 before me, Evelyn A. Denton, a notary public, personally appeared Tanyka Leshaf Bayea-Logan 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 Texas that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature  (Seal)
Evelyn A. Denton



RECORDING REQUESTED BY:
National Default Servicing Corporation

WHEN RECORDED MAIL TO:
National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

NDSC File No. : 14-21246-SP-CA
APN No. : 5016-019-006

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SUBSTITUTION OF TRUSTEE

WHEREAS, **Hugo A Mendez**, a single man was the original Trustor(s), **Fidelity National Title Co** was the original Trustee and **Mortgage Electronic Registration Systems, Inc.**, as nominee for **First Franklin** a division of **Nat. City Bank of In.**, its successors and assigns was the original Beneficiary under that certain Deed of Trust dated **01/05/2006** and recorded on **01/18/2006** as Instrument No. **06 0111457** of the Official Records of **Los Angeles County, State of CA** and

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

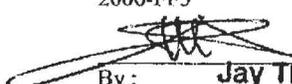
WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

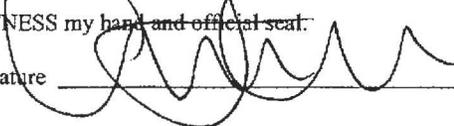
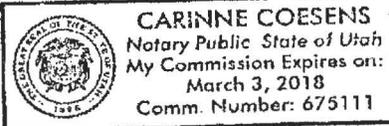
NOW, THEREFORE, the undersigned hereby substitutes **NATIONAL Default Servicing Corporation, An Arizona Corporation**, whose address is **7720 N. 16th Street, Suite 300, Phoenix, Arizona 85020**, as Trustee under said Deed of Trust. Said Substitute Trustee is qualified to serve as Trustee under the laws of this state.

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

Select Portfolio Servicing, Inc., as servicing agent for Deutsche Bank National Trust Company, as Trustee, in trust for the registered certificate holders of First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5

Dated: 9/5/2014


By: Jay Thorley
Its: Document Control Officer

STATE OF <u>Utah</u>	* DOC. CONTROL OFFICER
COUNTY OF <u>Salt Lake</u>	
On <u>September 5, 2014</u> , before me, the undersigned, a Notary Public for said State, personally appeared <u>Jay Thorley</u> who personally known to me (or 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.	
WITNESS my hand and official seal.	
Signature <u></u>	 CARINNE COESENS Notary Public State of Utah My Commission Expires on: March 3, 2018 Comm. Number: 675111

RECORDING REQUESTED BY:
National Default Servicing Corporation
WHEN RECORDED MAIL TO:
National Default Servicing Corporation
7720 N. 16th Street, Suite 300
Phoenix, AZ 85020

NDSC File No. : 14-21246-SP-CA
Title Order No. : 140181145-CA-MAI

APN: 5016-019-006

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

ATTENTION RECORDER: THE FOLLOWING REFERENCE TO AN ATTACHED SUMMARY IS APPLICABLE TO THE NOTICE PROVIDED TO THE TRUSTOR ONLY PURSUANT TO CIVIL CODE 2923.3

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

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

This amount is \$199,980.08, as of 09/10/2014 and will increase until your account becomes current.

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

NDSC File No. : 14-21246-SP-CA

That a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of : **FAILURE TO PAY THE INSTALLMENT OF PRINCIPAL, INTEREST AND IMPOUNDS WHICH BECAME DUE ON 03/01/2009 AND ALL SUBSEQUENT INSTALLMENTS OF PRINCIPAL, INTEREST AND IMPOUNDS, TOGETHER WITH ALL LATE CHARGES; PLUS ADVANCES MADE AND COSTS INCURRED BY THE BENEFICIARY INCLUDING FORECLOSURE FEES AND COSTS AND/OR ATTORNEY'S FEES.**

That by reason thereof, the present beneficiary under such Deed of Trust has executed and delivered to duly appointed Trustee a written Declaration of Default and Demand for Sale, and has deposited with said duly appointed Trustee such 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.

The Declaration pursuant to California Civil Code Section 2923.5(b) is attached hereto as Exhibit A.

Dated : 9/10, 2014

National Default Servicing Corporation, as Trustee for Select Portfolio Servicing, Inc., as servicing agent for Deutsche Bank National Trust Company, as Trustee, in trust for the registered certificate holders of First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5


By: Wendy VanLuven, Director of Default Services

CALIFORNIA DECLARATION OF COMPLIANCE
(CAL. CIV. CODE § 2923.55(c))

Loan Number: 0015903767

Borrower Name: HUGO MENDEZ

Address: 1492 W 47TH ST, LOS ANGELES, CA 90062

Beneficiary: Deutsche Bank National Trust Company, as Trustee, in trust for the registered certificate holders of First Franklin Mortgage Loan Trust 2006-FF5, Mortgage Pass-Through Certificates, Series 2006-FF5

The undersigned beneficiary or authorized agent for the beneficiary hereby represents and declares under the penalty of perjury that:

- 1) On _____ contact was made with the borrower to assess the borrower's financial situation and explore options for the borrower to avoid foreclosure as required by California Civil Code § 2923.55(b)(2).
- 2) On _____ the due diligence efforts were satisfied. No contact was made with the borrower despite the due diligence of beneficiary or their authorized agent pursuant to California Civil Code § 2923.55(f).
- 3) The borrower has surrendered the secured property as evidenced by a letter confirming the surrender or by delivery of the keys to the secured property to the beneficiary, their authorized agent or the trustee pursuant to California Civil Code § 2920.5(c).
- 4) The beneficiary or their authorized agent has confirmed that the borrower(s) filed for bankruptcy and the proceedings have not been finalized to wit, there is no order on the court's docket closing or dismissing the bankruptcy case pursuant to California Civil Code § 2920.5(c).
- 5) The provisions of California Civil Code § 2923.55 do not apply because the property is not owner occupied as defined by California Civil Code § 2924.19.

The undersigned instructs the trustee to proceed with non-judicial foreclosure proceedings and expressly authorizes the trustee or their authorized agent to sign the notice of default containing the declaration re: contact required pursuant to California Civil Code § 2923.5.

Dated: _____

AUG 29 2014

By: _____

Select Portfolio Servicing, Inc. as authorized agent of Beneficiary

Leslie Borchardt
Document Control Officer

Property Detail Report

For Property Located At :
1492 W 47TH ST, LOS ANGELES, CA 90062-2017



Owner Information

Owner Name: ZEPEDA DAVID/KENNETH GILBERT
 Mailing Address: 2097 E WASHINGTON ST #1E305, COLTON CA 92324-4719 C026
 Vesting Codes: / A / TR

Location Information

Legal Description: VERMONT AVE SQUARE LOT 6
 County: LOS ANGELES, CA
 Census Tract / Block: 2322.00 / 3
 Township-Range-Sect:
 Legal Book/Page: 5017-6
 Legal Lot: 6
 Legal Block: 45
 Market Area: C34
 Neighbor Code:
 APN: 5016-019-006
 Alternate APN:
 Subdivision: VERMONT AVE SQUARE
 Map Reference: 51-E3 / 673-J4
 Tract #:
 School District: LOS ANGELES
 School District Name:
 Munic/Township:

Owner Transfer Information

Recording/Sale Date: 05/05/2010 / 04/21/2010
 Sale Price:
 Document #: 614862
 Deed Type: QUIT CLAIM DEED
 1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 01/18/2006 / 11/29/2005
 Sale Price: \$480,000
 Sale Type: UNKNOWN
 Document #: 111456
 Deed Type: GRANT DEED
 Transfer Document #:
 New Construction:
 Title Company: FIDELITY NATIONAL TITLE CO
 Lender: FIRST FRANKLIN FIN'L CORP
 Seller Name: RAMIREZ GLORIA
 1st Mtg Amount/Type: \$384,000 / CONV
 1st Mtg Int. Rate/Type: 7.38 / ADJ
 1st Mtg Document #: 111457
 2nd Mtg Amount/Type: \$96,000 / CONV
 2nd Mtg Int. Rate/Type: / FIXED
 Price Per SqFt: \$363.91
 Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: 06/06/2005 / 04/21/2005
 Prior Sale Price: \$445,000
 Prior Doc Number: 1309832
 Prior Deed Type: GRANT DEED
 Prior Lender: MORTGAGE INV LNDG ASSOC INC
 Prior 1st Mtg Amt/Type: \$356,000 / CONV
 Prior 1st Mtg Rate/Type: 7.10 / ADJ

Property Characteristics

Gross Area:
 Living Area: 1,319
 Tot Adj Area:
 Above Grade:
 Total Rooms:
 Bedrooms: 2
 Bath(F/H): 1 /
 Year Built / Eff: 1911 / 1911
 Fireplace: Y / 1
 # of Stories: 1.00
 Other Improvements:
 Parking Type:
 Garage Area:
 Garage Capacity:
 Parking Spaces:
 Basement Area:
 Finish Bsmnt Area:
 Basement Type:
 Roof Type:
 Foundation:
 Roof Material:
 Construction:
 Heat Type: HEATED
 Exterior wall:
 Porch Type:
 Patio Type:
 Pool:
 Air Cond: YES
 Style:
 Quality:
 Condition:

Site Information

Zoning: LAR1
 Acres: 0.15
 County Use: SINGLE FAMILY RESID (0100)
 Lot Area: 6,356
 Lot Width/Depth: 50 x 127
 State Use:
 Land Use: SFR
 Res/Comm Units: /
 Water Type:
 Site Influence:
 Sewer Type: TYPE UNKNOWN

Tax Information

Total Value: \$190,587
 Land Value: \$115,827
 Improvement Value: \$74,760
 Total Taxable Value: \$190,587
 Assessed Year: 2014
 Improved %: 39%
 Tax Year: 2014
 Property Tax: \$2,530.33
 Tax Area: 212
 Tax Exemption:

Comparable Summary

For Property Located At



RealQuest Professional

1492 W 47TH ST, LOS ANGELES, CA 90062-2017

20 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: 20

	Subject Property	Low	High	Average
Sale Price	\$480,000	\$170,000	\$550,000	\$300,275
Bldg/Living Area	1,319	1,136	1,504	1,316
Price/Sqft	\$363.91	\$149.65	\$427.02	\$227.08
Year Built	1911	1909	1922	1912
Lot Area	6,356	1,863	6,704	5,644
Bedrooms	2	1	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.06
Total Value	\$190,587	\$35,951	\$450,028	\$194,953
Distance From Subject	0.00	0.06	0.46	0.31

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input checked="" type="checkbox"/>			1492 W 47TH ST	\$480,000	1911	2	1	01/18/2006	1,319	6,356	0.0
Comparables											
<input checked="" type="checkbox"/>	1		1492 W 46TH ST	\$340,000	1911	2	1	11/19/2014	1,334	6,352	0.06
<input checked="" type="checkbox"/>	2		1453 W 49TH ST	\$247,000	1909	2	1	10/08/2014	1,350	5,816	0.13
<input checked="" type="checkbox"/>	3		1483 W 45TH ST	\$200,000	1910	2	1	08/28/2014	1,269	6,339	0.14
<input checked="" type="checkbox"/>	4		1586 W 47TH ST	\$250,000	1911	2	1	12/19/2014	1,290	5,999	0.16
<input checked="" type="checkbox"/>	5		4327 DALTON AVE	\$227,000	1912	2	2	06/20/2014	1,176	1,863	0.22
<input checked="" type="checkbox"/>	6		1615 W 47TH ST	\$320,000	1911	2	1	09/19/2014	1,293	5,613	0.23
<input checked="" type="checkbox"/>	7		5018 DALTON AVE	\$350,000	1915	1	2	07/16/2014	1,429	5,880	0.23
<input checked="" type="checkbox"/>	8		4910 S NORMANDIE AVE	\$242,000	1910	2	1	09/22/2014	1,436	5,542	0.25
<input checked="" type="checkbox"/>	9		1643 W 49TH ST	\$370,000	1911	3	1	11/14/2014	1,282	5,760	0.26
<input checked="" type="checkbox"/>	10		1566 W 51ST ST	\$290,000	1912	2	1	08/01/2014	1,459	5,230	0.32
<input checked="" type="checkbox"/>	11		4309 S HARVARD BLVD	\$331,500	1911	2	1	09/30/2014	1,492	5,853	0.34
<input checked="" type="checkbox"/>	12		4265 S NORMANDIE AVE	\$550,000	1911	2	1	12/31/2014	1,288	6,450	0.38
<input checked="" type="checkbox"/>	13		1607 W 52ND ST	\$280,000	1913	3	1	05/22/2014	1,264	5,200	0.4
<input checked="" type="checkbox"/>	14		1615 W 52ND ST	\$170,000	1915	2	1	07/30/2014	1,136	5,200	0.4
<input checked="" type="checkbox"/>	15		1723 W 51ST PL	\$260,000	1921	2	1	11/21/2014	1,393	5,497	0.41
<input checked="" type="checkbox"/>	16		4217 DALTON AVE	\$550,000	1909	2	1	06/12/2014	1,504	6,704	0.42
<input checked="" type="checkbox"/>	17		1238 W 50TH ST	\$205,500	1909	4	2	08/08/2014	1,350	5,720	0.43
<input checked="" type="checkbox"/>	18		4284 S WESTERN AVE	\$360,000	1919	2	1	11/17/2014	1,247	5,785	0.43
<input checked="" type="checkbox"/>	19		4306 S RAYMOND AVE	\$230,000	1922	2	1	12/24/2014	1,176	6,610	0.44
<input checked="" type="checkbox"/>	20		1256 W 51ST ST	\$232,500	1916	3	1	06/06/2014	1,152	5,460	0.46

Comparable Sales Report

For Property Located At



CoreLogic™

RealQuest Professional

1492 W 47TH ST, LOS ANGELES, CA 90062-2017**20 Comparable(s) Selected.**

Report Date: 01/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$480,000	\$170,000	\$550,000	\$300,275
Bldg/Living Area	1,319	1,136	1,504	1,316
Price/Sqft	\$363.91	\$149.65	\$427.02	\$227.08
Year Built	1911	1909	1922	1912
Lot Area	6,356	1,863	6,704	5,644
Bedrooms	2	1	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	2.00	1.06
Total Value	\$190,587	\$35,951	\$450,028	\$194,953
Distance From Subject	0.00	0.06	0.46	0.31

* = user supplied for search only

Comp #:1 Distance From Subject:0.06 (miles)
 Address: 1492 W 46TH ST, LOS ANGELES, CA 90062-2008
 Owner Name: PICHE JUAN J
 Seller Name: DESAI HOLDINGS CO LLC
 APN: 5016-012-006 Map Reference: 51-E2 / 673-J4 Living Area: 1,334
 County: LOS ANGELES, CA Census Tract: 2322.00 Total Rooms:
 Subdivision: VERMONT SQUARE Zoning: LAR1 Bedrooms: 2
 Rec Date: 11/19/2014 Prior Rec Date: 03/07/2014 Bath(F/H): 1 /
 Sale Date: 09/03/2014 Prior Sale Date: 02/14/2014 Yr Built/Eff: 1911 / 1911
 Sale Price: \$340,000 Prior Sale Price: \$230,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1236972 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$323,000 Lot Area: 6,352 Pool:
 Total Value: \$183,600 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.13 (miles)
 Address: 1453 W 49TH ST, LOS ANGELES, CA 90062-2406
 Owner Name: ANGELENO HOMES LLC
 Seller Name: CITIMORTGAGE
 APN: 5016-021-015 Map Reference: 51-E3 / 673-J4 Living Area: 1,350
 County: LOS ANGELES, CA Census Tract: 2323.00 Total Rooms:
 Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 2
 Rec Date: 10/08/2014 Prior Rec Date: 02/06/1990 Bath(F/H): 1 /
 Sale Date: 09/26/2014 Prior Sale Date: 01/1990 Yr Built/Eff: 1909 / 1909
 Sale Price: \$247,000 Prior Sale Price: \$115,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1062939 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$237,000 Lot Area: 5,816 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.14 (miles)
 Address: 1483 W 45TH ST, LOS ANGELES, CA 90062-2043
 Owner Name: MAGDESIAN ANDY
 Seller Name: CROTHERS VERONICA
 APN: 5016-002-018 Map Reference: 51-E2 / 673-J4 Living Area: 1,269
 County: LOS ANGELES, CA Census Tract: 2322.00 Total Rooms:
 Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/28/2014 Prior Rec Date: 06/06/2008 Bath(F/H): 1 /
 Sale Date: 08/21/2014 Prior Sale Date: 04/11/2008 Yr Built/Eff: 1910 / 1918
 Sale Price: \$200,000 Prior Sale Price: \$420,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 905599 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$450,028 Lot Area: 6,339 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.16 (miles)
 Address: 1586 W 47TH ST, LOS ANGELES, CA 90062-2020
 Owner Name: ANGELINO HOMES LLC
 Seller Name: WILDER JULIAN
 APN: 5016-018-012 Map Reference: 51-E3 / 673-J4 Living Area: 1,290
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms:
 Subdivision: VERMONT AVE SQUARE Zoning: LAR1 Bedrooms: 2
 Rec Date: 12/19/2014 Prior Rec Date: 10/03/2003 Bath(F/H): 1 /
 Sale Date: 09/11/2014 Prior Sale Date: 08/25/2003 Yr Built/Eff: 1911 / 1919
 Sale Price: \$250,000 Prior Sale Price: \$180,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1381650 Acres: 0.14 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$208,761 Lot Area: 5,999 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:**5** Distance From Subject:**0.22 (miles)**
 Address: **4327 DALTON AVE, LOS ANGELES, CA 90062-1813**
 Owner Name: **MONTECIELO LLC**
 Seller Name: **EVI DISTRESSED RE FUND 1 LLC**
 APN: **5021-020-028** Map Reference: **51-E2 / 673-J3** Living Area: **1,176**
 County: **LOS ANGELES, CA** Census Tract: **2316.00** Total Rooms:
 Subdivision: **3139** Zoning: **LAR4** Bedrooms: **2**
 Rec Date: **06/20/2014** Prior Rec Date: **06/21/2013** Bath(F/H): **2 /**
 Sale Date: **06/13/2014** Prior Sale Date: **06/01/2013** Yr Built/Eff: **1912 / 1915**
 Sale Price: **\$227,000** Prior Sale Price: **\$306,818** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **640609** Acres: **0.04** Fireplace: **/**
 1st Mtg Amt: Lot Area: **1,863** Pool:
 Total Value: **\$208,441** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**6** Distance From Subject:**0.23 (miles)**
 Address: **1615 W 47TH ST, LOS ANGELES, CA 90062-2304**
 Owner Name: **ALVARADO SANDRA/ALVARADO ARMIDA**
 Seller Name: **GOMEZ MARLENE C**
 APN: **5016-014-013** Map Reference: **51-E3 / 673-H4** Living Area: **1,293**
 County: **LOS ANGELES, CA** Census Tract: **2324.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/19/2014** Prior Rec Date: **06/28/2010** Bath(F/H): **1 /**
 Sale Date: **08/06/2014** Prior Sale Date: **04/27/2010** Yr Built/Eff: **1911 / 1911**
 Sale Price: **\$320,000** Prior Sale Price: **\$258,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **992656** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$310,337** Lot Area: **5,613** Pool:
 Total Value: **\$271,669** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**7** Distance From Subject:**0.23 (miles)**
 Address: **5018 DALTON AVE, LOS ANGELES, CA 90062-2435**
 Owner Name: **MIHICH VASA V TRUST**
 Seller Name: **LEMALC LLC**
 APN: **5016-033-019** Map Reference: **51-E3 / 673-J4** Living Area: **1,429**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **401** Zoning: **LAR2** Bedrooms: **1**
 Rec Date: **07/16/2014** Prior Rec Date: **01/10/2014** Bath(F/H): **2 /**
 Sale Date: **07/14/2014** Prior Sale Date: **12/27/2013** Yr Built/Eff: **1915 / 1925**
 Sale Price: **\$350,000** Prior Sale Price: **\$250,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **732258** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,880** Pool:
 Total Value: **\$49,974** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:**8** Distance From Subject:**0.25 (miles)**
 Address: **4910 S NORMANDIE AVE, LOS ANGELES, CA 90037-2859**
 Owner Name: **ALVARADO BEVERLY LLC**
 Seller Name: **FEDERAL NATL MTG ASSN FNMA**
 APN: **5017-006-003** Map Reference: **51-E3 / 673-J4** Living Area: **1,436**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **VERMONT SQUARE** Zoning: **LARD2** Bedrooms: **2**
 Rec Date: **09/22/2014** Prior Rec Date: **03/07/2000** Bath(F/H): **1 /**
 Sale Date: **09/02/2014** Prior Sale Date: **12/17/1999** Yr Built/Eff: **1910 / 1935**
 Sale Price: **\$242,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **998036** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,542** Pool:
 Total Value: **\$285,871** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:9 Distance From Subject:0.26 (miles)
 Address: 1643 W 49TH ST, LOS ANGELES, CA 90062-2313
 Owner Name: REYES DANIEL/GAVIDIA DANIEL
 Seller Name: CARNEY DEV & INVESTMENTS INC
 APN: 5016-024-016 Map Reference: 51-E3 / 673-H4 Living Area: 1,282
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms:
 Subdivision: DERBY PARK TR Zoning: LAR1 Bedrooms: 3
 Rec Date: 11/14/2014 Prior Rec Date: 04/02/2014 Bath(F/H): 1 /
 Sale Date: 09/05/2014 Prior Sale Date: 03/20/2014 Yr Built/Eff: 1911 / 1911
 Sale Price: \$370,000 Prior Sale Price: \$200,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1218189 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$363,298 Lot Area: 5,760 Pool:
 Total Value: \$202,678 # of Stories: 2.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:10 Distance From Subject:0.32 (miles)
 Address: 1566 W 51ST ST, LOS ANGELES, CA 90062-2432
 Owner Name: RODRIGUEZ JORGE & RAFAELA
 Seller Name: KHALILIRAD IMANUEL
 APN: 5003-003-025 Map Reference: 51-E3 / 673-J4 Living Area: 1,459
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms:
 Subdivision: 971 Zoning: LAR2 Bedrooms: 2
 Rec Date: 08/01/2014 Prior Rec Date: 05/07/2012 Bath(F/H): 1 /
 Sale Date: 06/11/2014 Prior Sale Date: 04/19/2012 Yr Built/Eff: 1912 / 1915
 Sale Price: \$290,000 Prior Sale Price: \$199,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 799168 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$215,000 Lot Area: 5,230 Pool:
 Total Value: \$203,900 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:11 Distance From Subject:0.34 (miles)
 Address: 4309 S HARVARD BLVD, LOS ANGELES, CA 90062-1741
 Owner Name: IH4 PROPERTY WEST LP
 Seller Name: ULLOA ALONSO L
 APN: 5021-023-033 Map Reference: 51-E2 / 673-H3 Living Area: 1,492
 County: LOS ANGELES, CA Census Tract: 2315.00 Total Rooms:
 Subdivision: 836 Zoning: LAR1 Bedrooms: 2
 Rec Date: 09/30/2014 Prior Rec Date: 05/31/1989 Bath(F/H): 1 /
 Sale Date: 05/28/2014 Prior Sale Date: 03/1989 Yr Built/Eff: 1911 / 1911
 Sale Price: \$331,500 Prior Sale Price: \$130,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1034316 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: Total Value: \$198,986 Lot Area: 5,853 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:12 Distance From Subject:0.38 (miles)
 Address: 4265 S NORMANDIE AVE, LOS ANGELES, CA 90037-2324
 Owner Name: DIXON DEDRA S
 Seller Name: LLG CONSTRUCTION INC
 APN: 5021-017-033 Map Reference: 51-E2 / 673-J3 Living Area: 1,288
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms:
 Subdivision: PIONEER INVESTMENT & TRUST COS Zoning: LARD1.5 Bedrooms: 2
 Rec Date: 12/31/2014 Prior Rec Date: 11/14/2002 Bath(F/H): 1 /
 Sale Date: 12/19/2014 Prior Sale Date: 09/24/2002 Yr Built/Eff: 1911 / 1911
 Sale Price: \$550,000 Prior Sale Price: \$195,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1425090 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$531,643 Lot Area: 6,450 Pool:
 Total Value: \$230,380 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:13 Distance From Subject:0.4 (miles)
 Address: 1607 W 52ND ST, LOS ANGELES, CA 90062-2345
 Owner Name: VUONG XUAN M/VUONG NGOC I M
 Seller Name: WRIGHT VICKIE J
 APN: 5003-006-017 Map Reference: 51-E3 / 673-J5 Living Area: 1,264
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms: 6
 Subdivision: SOUTHERN CALIFORNIA INVESTMENT Zoning: LAR2 Bedrooms: 3
 Rec Date: 05/22/2014 Prior Rec Date: Bath(F/H): 1 /
 Sale Date: 05/05/2014 Prior Sale Date: Yr Built/Eff: 1913 / 1927
 Sale Price: \$280,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 533100 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: Lot Area: 5,200 Pool:
 Total Value: \$37,694 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / 1 Parking: DETACHED GARAGE

Comp #:14 Distance From Subject:0.4 (miles)
 Address: 1615 W 52ND ST, LOS ANGELES, CA 90062-2345
 Owner Name: HERNANDEZ JULIO C
 Seller Name: REECE CHERYL
 APN: 5003-006-019 Map Reference: 51-E3 / 673-J5 Living Area: 1,136
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms:
 Subdivision: SOUTHERN CALIFORNIA INVESTMENT COS TR Zoning: LAR2 Bedrooms: 2
 Rec Date: 07/30/2014 Prior Rec Date: 03/29/1996 Bath(F/H): 1 /
 Sale Date: 07/22/2014 Prior Sale Date: Yr Built/Eff: 1915 / 1915
 Sale Price: \$170,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 788995 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$166,920 Lot Area: 5,200 Pool:
 Total Value: \$104,016 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: DETACHED GARAGE

Comp #:15 Distance From Subject:0.41 (miles)
 Address: 1723 W 51ST PL, LOS ANGELES, CA 90062-2341
 Owner Name: GUDIEL SHARON
 Seller Name: MONTOYA LUZ L
 APN: 5003-004-009 Map Reference: 51-E3 / 673-H5 Living Area: 1,393
 County: LOS ANGELES, CA Census Tract: 2324.00 Total Rooms:
 Subdivision: 1571 Zoning: LAR4 Bedrooms: 2
 Rec Date: 11/21/2014 Prior Rec Date: 04/05/2005 Bath(F/H): 1 /
 Sale Date: 10/10/2014 Prior Sale Date: 03/08/2005 Yr Built/Eff: 1921 / 1935
 Sale Price: \$260,000 Prior Sale Price: \$363,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1252688 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$255,290 Lot Area: 5,497 Pool:
 Total Value: \$290,000 # of Stories: 1.00 Roof Mat: COMPOSITION SHINGLE
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:0.42 (miles)
 Address: 4217 DALTON AVE, LOS ANGELES, CA 90062-1809
 Owner Name: WESTBY ANA N
 Seller Name: LLG CONSTRUCTION INC
 APN: 5021-013-012 Map Reference: 51-E2 / 673-J3 Living Area: 1,504
 County: LOS ANGELES, CA Census Tract: 2316.00 Total Rooms:
 Subdivision: PIONEER INV & TR COS UNIV PLA Zoning: LAR2 Bedrooms: 2
 Rec Date: 06/12/2014 Prior Rec Date: 03/27/2013 Bath(F/H): 1 /
 Sale Date: 06/05/2014 Prior Sale Date: 01/25/2013 Yr Built/Eff: 1909 / 1909
 Sale Price: \$550,000 Prior Sale Price: \$214,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 607390 Acres: 0.15 Fireplace: Y / 1
 1st Mtg Amt: \$540,038 Lot Area: 6,704 Pool:
 Total Value: \$214,971 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking: DETACHED GARAGE

Comp #:17 Distance From Subject:0.43 (miles)
 Address: **1238 W 50TH ST, LOS ANGELES, CA 90037-2824**
 Owner Name: **WISE INVESTMENTS LLC**
 Seller Name: **TORREGANO GLENDORA S**
 APN: **5017-010-021** Map Reference: **51-F3 / 674-A4** Living Area: **1,350**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUARE** Zoning: **LAR1** Bedrooms: **4**
 Rec Date: **08/08/2014** Prior Rec Date: Bath(F/H): **2 /**
 Sale Date: **07/22/2014** Prior Sale Date: Yr Built/Eff: **1909 / 1915**
 Sale Price: **\$205,500** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **828478** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: **\$256,000** Lot Area: **5,720** Pool: **POOL**
 Total Value: **\$35,951** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:18 Distance From Subject:0.43 (miles)
 Address: **4284 S WESTERN AVE, LOS ANGELES, CA 90062-1645**
 Owner Name: **ALVARADO ROSA/ABARCA MARIO R**
 Seller Name: **L A PROPERTIES INC**
 APN: **5021-024-022** Map Reference: **51-E2 / 673-H3** Living Area: **1,247**
 County: **LOS ANGELES, CA** Census Tract: **2315.00** Total Rooms:
 Subdivision: **836** Zoning: **LAC2** Bedrooms: **2**
 Rec Date: **11/17/2014** Prior Rec Date: **02/28/2014** Bath(F/H): **1 /**
 Sale Date: **09/24/2014** Prior Sale Date: **01/28/2014** Yr Built/Eff: **1919 / 1919**
 Sale Price: **\$360,000** Prior Sale Price: **\$215,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1221707** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$353,479** Lot Area: **5,785** Pool:
 Total Value: **\$207,435** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:19 Distance From Subject:0.44 (miles)
 Address: **4306 S RAYMOND AVE, LOS ANGELES, CA 90037-2331**
 Owner Name: **EVERGREEN INVESTMENT PROPERTIE**
 Seller Name: **MACHADO CARLOS A TRUST**
 APN: **5020-009-002** Map Reference: **51-F2 / 673-J3** Living Area: **1,176**
 County: **LOS ANGELES, CA** Census Tract: **2316.00** Total Rooms: **6**
 Subdivision: **465** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/24/2014** Prior Rec Date: **01/03/2001** Bath(F/H): **1 /**
 Sale Date: **10/18/2014** Prior Sale Date: **12/06/2000** Yr Built/Eff: **1922 / 1929**
 Sale Price: **\$230,000** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **N** Style: **CONVENTIONAL**
 Document #: **1401636** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: Lot Area: **6,610** Pool:
 Total Value: **\$106,449** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/** Parking: **SHINGLE**

Comp #:20 Distance From Subject:0.46 (miles)
 Address: **1256 W 51ST ST, LOS ANGELES, CA 90037-3419**
 Owner Name: **HERD WILLIAM A & JESSELYN D**
 Seller Name: **POPES L FAMILY TRUST**
 APN: **5017-009-001** Map Reference: **51-F3 / 674-A4** Living Area: **1,152**
 County: **LOS ANGELES, CA** Census Tract: **2323.00** Total Rooms:
 Subdivision: **VERMONT AVE SQUA** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **06/06/2014** Prior Rec Date: **07/25/1994** Bath(F/H): **1 /**
 Sale Date: **05/29/2014** Prior Sale Date: Yr Built/Eff: **1916 / 1927**
 Sale Price: **\$232,500** Prior Sale Price: Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **586056** Acres: **0.13** Fireplace: **Y / 1**
 1st Mtg Amt: Lot Area: **5,460** Pool:
 Total Value: **\$171,261** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **BRUCE TODD**
JOB ADDRESS: **1492 WEST 47TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5016-019-006**

Date: **January 21, 2015**

CASE#: **425967**
ORDER NO: **A-2828316**

EFFECTIVE DATE OF ORDER TO COMPLY: **August 17, 2011**
COMPLIANCE EXPECTED DATE: **September 16, 2011**
DATE COMPLIANCE OBTAINED: **November 13, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2828316

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

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" OVRUM
GENERAL MANAGER
RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

GILBERT K & F MEYER & L CHAS
2097 E WASHINGTON ST #1E 305
COLTON, CA 92324

CASE #	
IMSP	<input checked="" type="checkbox"/>
CARTS	<input checked="" type="checkbox"/>
PCIS	<input checked="" type="checkbox"/>
GNAT	<input checked="" type="checkbox"/>

CASE #: 425967
ORDER #: A-2828316
EFFECTIVE DATE: August 17, 2011
COMPLIANCE DATE: September 16, 2011

OWNER OF
SITE ADDRESS: 1492 W 47TH ST
ASSESSORS PARCEL NO.: 5016-019-006
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, 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:

VIOLATION(S):

1. Building premises are not maintained.

You are therefore ordered to: 1) Maintain building 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: Entire property

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.

If you have any questions or require any additional information please feel free to contact me at (323)789-2786. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: Bruce Todd

Date: August 09, 2011

BRUCE TODD
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-2786


REVIEWED BY