

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

November 12, 2014

Council District: # 15

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

JOB ADDRESS: **122 WEST 115TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6087-005-009**

On September 15, 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: **122 West 115th Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	1,375.00
Accumulated Interest (1%/month)	163.28
Title Report fee	42.00
Grand Total	\$ 2,130.28

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 **\$2,130.28** 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 **\$2,130.28** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

Steve Ongele
Steve Ongele

Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

EXHIBIT A



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

Property Title Report

Work Order No. T10578
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6087-005-009

Property Address: 122 W 115TH ST



City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ANGELA ESTRADA, A SINGLE WOMAN AND ROGELIO DAMIAN, A SINGLE MAN AS JOINT TENANTS

Grantee: ANGELA ESTRADA, A SINGLE WOMAN

Instrument: 05/0472934

Book/Page: N/A

Dated: 02/14/2005

Recorded: 03/02/2005

MAILING ADDRESS: ANGELA ESTRADA,
122 WEST 115TH STREET, LOS ANGELES, CA 90061.

SCHEDULE B

LEGAL DESCRIPTION

LOT 11 IN BLOCK 2 OF TRACT NO. 3039, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 31 PAGE(S) 20 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ANGELA ESTRADA, A SINGLE WOMAN

Lender/Beneficiary: ARGENT MORTGAGE COMPANY, LLC

Trustee: TOWN AND COUNTRY TITLE SERVICES, INC.

Instrument: 05/0472935

Book/Page: N/A

Amount: \$256,500.00

Open Ended: NO

Dated: 02/23/2005

Recorded: 03/02/2005

SCHEDULE B (Continued)

Maturity Date: 03/01/2035

MAILING ADDRESS: ARGENT MORTGAGE COMPANY, LLC
P.O. BOX 5047 ROLLING MEADOWS, IL 60008

ADDITIONAL MAILING ADDRESS: ARGENT MORTGAGE CO CARLOS MERCADO
ONE CITY BOULEVARD WEST, ORANGE, CA 92868

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST, FROM BARCLAYS CAPITAL REAL ESTATE INC., DBA HOMEQ SERVICING ATTORNEY IN FACT FOR ARGENT MORTGAGE COMPANY, LLC (ASSIGNOR) TO WELLS FARGO BANK, N.A. AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF APRIL 1, 2005 ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2005-WHO2 (ASSIGNEE), DATED 10/29/2008, RECORDED 01/28/2009 AS INSTRUMENT NO. 20090111923

MAILING ADDRESS: HOMEQ SERVICING,
701 CORPORATE CENTER DRIVE, RALEIGH NC 27607

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION TRUSTEE, DATED 10/29/2008 RECORDED 01/28/2009, AS INSTRUMENT NO. 20090111924

MAILING ADDRESS: OLD REPUBLIC DEFAULT MANAGEMENT SERVICES,
P.O. BOX 250, ORANGE, CA 92856-6250

Type of Instrument DEED OF TRUST AND NOTE SECURING BAIL BOND

Trustor/Mortgagor: ANGELA ESTRADA

Lender/Beneficiary: ACCREDITED SURETY AND CASUALTY COMPANY, INC.

Trustee: SAVAGE INSURANCE SERVICES INC.

Instrument: 20111251288

Amount: \$20,000.00

Dated: 06/11/2011

Maturity Date: 06/11/2042

Book/Page: N/A

Open Ended: NO

Recorded: 09/14/2011

MAILING ADDRESS: HOUSE OF BAIL BONDS, INC,
116 ASTRONAUT E.G. ANIEQUA ST, LOS ANELES CA, 90012

MAILING ADDRESS: ACCREDITED SURETY AND CASUALTY COMPANY, INC.
PO BOX 140855 ORLANDO, FL 32814.

Type of Instrument MISCELLANEOUS

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE-ABATMENT PROCEEDINGS DATED 08/16/2013 RECORDED 08/16/2013, AS INSTRUMENT NO. 20131210440

INTUITIVE REAL ESTATE SOLUTIONS
5711 W. Slauson Ave., Suite 170
Culver City, CA 90230
Phone 310.658.3120 Fax 310.658.0225

Work Order No. T10578

SCHEDULE B (Continued)

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU
3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

MAILING ADDRESS: MARIAN PODPORA,
628 S. BEACON ST., ROOM 276, SAN PEDRO, CA 90731-3355

MAILING ADDRESS: ESTRADA, ANGELA.
122 W 115TH ST LOS ANGELES, CA 90061

NOTICE OF PENDING LIEN DATED 01/16/2014 RECORDED 02/07/2014, AS
INSTRUMENT NO. 20140139035

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

MAILING ADDRESS: ESTRADA ANGELA
122 W 115TH ST LOS ANGELES CA, 90061

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ALL TAXES REQUIRED BY
FIDELITY NATIONAL TITLE COMPANY
IN THE STATE OF CALIFORNIA
SHALL BE PAID BY THE
GRANTOR(S)

When Recorded Mail Document
and Tax Statement To:
ANGELA ESTRADA
122 WEST 115TH STREET
LOS ANGELES, CA 90061

FIDELITY NATIONAL TITLE

APN: 6087-005-009

SPACE ABOVE THIS LINE FOR RECORDER'S USE

49023437-DT

QUITCLAIM DEED

NO CONSIDERATION

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$0

City Tax is \$

☐ 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, ANGELA ESTRADA, A SINGLE WOMAN AND ROGELIO DAMIAN, A SINGLE MAN AS JOINT TENANTS

hereby remises, releases and quitclaims to **ANGELA ESTRADA, A SINGLE WOMAN**

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

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

SEE EXHIBIT ONE ATTACHED HERETO AND MADE A PART HEREOF

DATED: February 14, 2005

STATE OF CALIFORNIA

COUNTY OF OrangeON February 25, 2005

before me,

Jennifer Parra

personally appeared

Angela Estrada And Rogelio Damian

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 JP

Angela Estrada
ANGELA ESTRADA

ROGELIO DAMIAN
ROGELIO DAMIAN



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD 136 (Rev 9/94)

QUITCLAIM DEED

072105

Place Government Code 27361-7

I hereby acknowledge the penalty for perjury that this statement

Acknowledgement on the document to which this
Statement reads as follows:

Name of notary

Jennifer Parra

Date commission expires

Nov 26, 06

County in which bond is filed

Los Angeles

Commission number #

1387453

Manufacturer/vendor #

17PR1

Date

3-1-05



Place of Execution, Tustin Ca.

Fidelity National Title Insurance.

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Recording Requested By:
Argent Mortgage Company, LLC

05 0472935

Return To:

Argent Mortgage Company, LLC
P.O. Box 5047 Rolling
Meadows, IL 60008

Prepared By: Argent Mortgage Co:
Carlos Mercado
One City Boulevard West
Orange, CA 92868

49023437-DT

[Space Above This Line For Recording Data]

FIDELITY NATIONAL TITLE

DEED OF TRUST

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 February 23, 2005 together with all Riders to this document.

(B) "Borrower" is ANGELA ESTRADA, A Single Woman

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Argent Mortgage Company, LLC

Lender is a Limited Liability Company organized and existing under the laws of Delaware

0072856677 - 9502

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP -6(CA) (0005)

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Initials AE

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VMP MORTGAGE FORMS - (800)521-7291

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Lender's address is One City Boulevard West Orange, CA 92666

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is Town and Country Title Services, Inc.

(E) "Note" means the promissory note signed by Borrower and dated February 23, 2005

The Note states that Borrower owes Lender two hundred fifty-six thousand five hundred and 00/100

(U.S. \$256,500.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than March 1, 2035

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

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

(H) "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]:

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(I) "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.

(J) "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.

(K) "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.

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

(M) "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.

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

(O) "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.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 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

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to a "federally related mortgage loan" when if the loan does not qualify as a "federally related mortgage loan" under RESPA.

(Q) "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.

TRANSFER OF RIGHTS IN THE PROPERTY

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

of

LOS ANGELES

:

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Parcel ID Number: 6087-005-009

122 WEST 115TH STREET

LOS ANGELES

("Property Address"):

which currently has the address of

[Street]

[City], California 90061

[Zip Code]

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 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, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

0072856677-9502

Initials AE

UMP-6(CA) (0005)

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

Witnesses:

Angela Estrada (Seal)
ANGELA ESTRADA -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

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State of California

County of Orange

} ss:

On 23/February/2005
Day/Month/Year

before me,

Jennifer Parra

Notary Public

personally appeared

Angela Estrada

personally known to me (or proven 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.



J.P.
Notary Public

(Seal)



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ADJUSTABLE RATE RIDER

(LIBOR Six-Month-Index (As Published in the Wall Street Journal)- Rate Caps)

THIS ADJUSTABLE RATE RIDER is made this 23rd day of February, 2005 and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned (the "Borrower") to secure Borrower's Adjustable Rate Note (the "Note") to Argent Mortgage Company, LLC (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

122 WEST 115TH STREET, LOS ANGELES, CA 90061
[Property Address]

THE NOTE CONTAINS PROVISIONS ALLOWING FOR CHANGES IN THE INTEREST RATE AND THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT THE BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE THE BORROWER MUST PAY.

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

A. INTEREST RATE AND MONTHLY PAYMENT CHANGES

The Note provides for an initial interest rate of 6.750 %. The Note provides for changes in the interest rate and the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The interest rate I will pay may change on the first day of March, 2007, and on that day every sixth month thereafter. Each date on which my interest rate could change is called a "Change Date."

(B) The Index

Beginning with the first Change Date, my interest rate will be based on an Index. The "Index" is the average of interbank offered rates for six-month U.S. dollar-denominated deposits in the London market ("LIBOR"), as published in the Wall Street Journal. The most recent Index figure available as of the date 45 days before each Change Date is called the "Current Index."

If the Index is no longer available, the Note Holder will choose a new index which is based upon comparable information. The Note Holder will give me notice of this choice.

Initials AE

Loan Number: 0072856677 - 9502

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(C) Calculation of Changes

Before each Change Date, the Note Holder will calculate my new interest rate by adding six percentage points (6.000 %) to the Current Index. The Note Holder will then round the result of this addition to the nearest one-eighth of one percentage point (0.125%). Subject to the limits stated in Section 4(D) below, this rounded amount will be my new interest rate until the next Change Date.

The Note Holder will then determine the amount of the monthly payment that would be sufficient to repay the unpaid principal that I am expected to owe at the Change Date in full on the maturity date at my new interest rate in substantially equal payments. The result of this calculation will be the new amount of my monthly payment.

(D) Limits on Interest Rate Changes

The interest rate I am required to pay at the first Change Date will not be greater than 8.750% or less than 6.750%. Thereafter, my interest rate will never be increased or decreased on any single Change Date by more than One(1.000 %) from the rate of interest I have been paying for the preceding six months. My interest rate will never be greater than 12.750)% or less than 6.750)%

(E) Effective Date of Changes

My new interest rate will become effective on each Change Date. I will pay the amount of my new monthly payment beginning on the first monthly payment date after the Change Date until the amount of my monthly payment changes again.

(F) Notice of Changes

The Note Holder will deliver or mail to me a notice of any changes in my interest rate and the amount of my monthly payment before the effective date of any change. The notice will include information required by law to be given me and also the title and telephone number of a person who will answer any question I may have regarding the notice.

B. TRANSFER OF THE PROPERTY OR A BENEFICIAL INTEREST IN BORROWER

Section 18 of the Security Instrument is amended to read as follows:

Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 18, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

Initials AE

Loan Number: 0072856677 - 9502

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If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by federal law. Lender also shall not exercise this option if: (a) Borrower causes to be submitted to Lender information required by Lender to evaluate the intended transferee as if a new loan were being made to the transferee; and (b) Lender reasonably determines that Lender's security will not be impaired by the loan assumption and that the risk of a breach of any covenant or agreement in this Security Instrument is acceptable to Lender.

To the extent permitted by Applicable Law, Lender may charge a reasonable fee as a condition to Lender's consent to the loan assumption. Lender may also require the transferee to sign an assumption agreement that is acceptable to Lender and that obligates the transferee to keep all the promises and agreements made in the Note and in this Security Instrument. Borrower will continue to be obligated under the Note and this Security Instrument unless Lender releases Borrower in writing. If Lender exercises the option to require immediate payment in full, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 15 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

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

 (Seal) _____ (Seal)
Borrower ANGELA ESTRADA Borrower

Borrower (Seal) Borrower (Seal)

Loan Number. 0072856677 - 9502

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HomeEq Servicing
701 Corporate Center Drive
Raleigh, NC 27607

20090111923

080047018

Trustee Sale No. 08-15733 Loan No. 0323369439 Title Order No.

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IMPORTANT NOTICE

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

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to WELLS FARGO BANK, N.A. as Trustee under POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2 all beneficial interest under that certain Deed of Trust dated 02/23/2005, executed by ANGELA ESTRADA, A SINGLE WOMAN, as Trustor; to TOWN AND COUNTRY TITLE SERVICES, INC., as Trustee; and Recorded on 03/02/2005 AS INSTRUMENT# 05 0472935 of official records in the Office of the County Recorder of Los Angeles County, California.

TOGETHER with the note or 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.

DATE: 10.29.08

By Barclays Capital Real Estate Inc., Dba HomeEq Servicing Attorney In Fact for ARGENT MORTGAGE COMPANY, LLC

Joyce Nelson, Asst. Sec.
STATE OF California
COUNTY OF Sacramento

On 10.29.08 before me, J. Cook, a Notary Public in and for said county.

personally appeared Joyce Nelson 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.

Notary Public in and for said County and State



1057

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

1000 REPUBLIC CENTER DRIVE, SUITE 1000

Old Republic
Default Management Services
P.O. Box 250
Orange, CA 92856-6250



080047018

Trustee Sale No. 08-15733 Loan No. 0323369439 Title Order No.

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SUBSTITUTION OF TRUSTEE

WHEREAS, ANGELA ESTRADA, A SINGLE WOMAN, was the original Trustor, TOWN AND COUNTRY TITLE SERVICES, INC., was the original Trustee, and ARGENT MORTGAGE COMPANY, LLC, was the original Beneficiary under that certain Deed of Trust dated 02/23/2005, Recorded on 03/02/2005 AS INSTRUMENT# 05 0472935 of official records in the office of the Recorder of Los Angeles County, California, and

WHEREAS, WELLS FARGO BANK, N.A. as Trustee under POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2, 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 the place of and instead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, Trustee of Said Deed of Trust.

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

DATE: 10.29.08

WELLS FARGO BANK, N.A. as Trustee under POOLING AND SERVICING AGREEMENT Dated as of April 1, 2005 Asset-Backed Pass-Through Certificates Series 2005-WHQ2 By Barclays Capital Real Estate Inc., Dba Homeq Servicing Attorney In Fact

Joyce Nelson, Ass. Sec.
STATE OF California
Sacramento

COUNTY OF _____

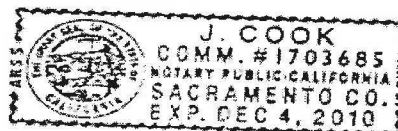
On 10.29.08 before me, J. Cook, a Notary Public in and for said county.

personally appeared Joyce Nelson
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]
Notary Public in and for said County and State



2801

TRUST DEED AND NOTE SECURING BAIL BOND

NO. _____ DEFENDANT **GALVAN, MARIO**
ORIGINAL PROMISSORY NOTE SECURED BY DEED OF TRUST
 \$ **20,000.00** **LOS ANGELES** **California** **JUNE 11, 2011**
(City) (State) (Month) (Day) (Year)

ON DEMAND after date for value received, I promise to pay to the order of **ACCREDITED SURETY AND CASUALTY COMPANY, INC.** the sum of **TWENTY THOUSAND** Dollars with interest from date of payment after entry of Summary Judgment on Bail Bond until paid at the rate of 10 percent per annum, payable ON DEMAND, plus reasonable attorneys fees, court costs, and costs of collection.

Should interest not be so paid, it shall thereafter bear like interest as the principal, but such unpaid interest so compounded shall not exceed an amount equal to a simple interest on the unpaid principal at the maximum rate permitted by law. Should default be made in payment of interest when due the whole sum of principal and interest shall become immediately due, at the option of the holder of this note. Principal and interest payable in lawful money of the United States. If action be instituted on this note I promise to pay such sum as the Court may fix as attorney's fees, and provide investigation fees, court assessment, bail premiums, renewal premiums, and all other losses sustained by the company. This note is secured by a DEED OF TRUST to the **ACCREDITED SURETY AND CASUALTY COMPANY, INC.** Beneficiary, **Savage Insurance Services Inc.** Trustee, and includes the terms and conditions by this reference, of a "Bail Bond Indemnity Agreement" executed by Promisor(s)/Trustor(s) on or about the date hereof.

X *Angela Estrada*
 This Deed of Trust, made this 11th day of JUNE, 2011 between ANGELA ESTRADA herein called TRUSTOR, whose address is 122 W. 115TH ST. LOS ANGELES CA 90061
(Number and street) (City) (State) (Zip Code)

and Savage Insurance Services Inc. herein called TRUSTEE, and **ACCREDITED SURETY AND CASUALTY COMPANY, INC.** herein called BENEFICIARY, Witnesseth: that TRUSTOR hereby GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all that real property in the City of LOS ANGELES County of LOS ANGELES State of California described as:

✓ APN # 0087-005-009
122 W. 115TH ST., LOS ANGELES, CA 90061

FOR THE PURPOSE OF SECURING the performance of each agreement of the TRUSTOR herein contained and the payment of the sum of \$ 20,000.00 with interest thereon according to terms of the original promissory note of even date made by the TRUSTOR in favor of the BENEFICIARY.

In addition to that set forth herein above, this DEED OF TRUST secures payment of all indebtedness, fees and expenses incurred by way of a BAIL BOND INDEMNITY AGREEMENT executed by the undersigned on or about the date hereof in favor of the above-detailed defendant and bond number.

To Protect the Security of this Deed of Trust, Trustor agrees by execution and delivery of this Deed of Trust and the Note it secures, to be bound by provisions (1) thru (12) and (14) to (16) inclusive, contained in this Deed of Trust. The said provisions are hereby adopted and incorporated herein, by reference, and made a part hereof as fully as though set forth at length herein; that the reference to property, obligations and parties in said provisions are construed to mean the property, obligations and the parties set forth in this Deed of Trust.

The Undersigned Trustor requests that a copy of any notice of default and of any notice of sale hereafter be mailed to him at this address hereinabove set forth.

X *Angela Estrada*
ANGELA ESTRADA
(NAME PRINTED OR TYPED)

State of California

County of Los Angeles

On 6/11/11 before me, C. NAVARRO (Notary Public)

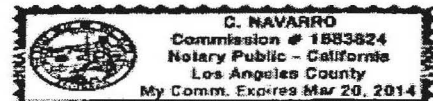
personally appeared ANGELA ESTRADA
(NAME OF SIGNER)

who proved to me on the basis of satisfactory evidence to be the person ~~whose name~~ subscribed to the within instrument and acknowledged to me that he/she/they executed the same in ~~his/her~~ authorized capacity, and that by ~~his/her~~ signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

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

WITNESS my hand and official seal

C. Navarro
C. NAVARRO
 Commission Expires: March 20, 2014
(DATE)



Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article I of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MARIAN PODPORA
(310)732-4531
(888)524-2845
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731-3355
Case No.: 508816


Assessor's Map Book: 6087 Page: 005 Parcel: 009

Identified by Los Angeles County Tax Assessors records as:

**122 W 115TH ST
LOS ANGELES, CA 90061**

DATED: This 16th day of August, 2013

Owner:
ESTRADA, ANGELA
122 W 115TH ST
LOS ANGELES, CA 90061


August 16, 2013
For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5948244)

Telephone Number: (213) 482-6890

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

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

TR 3039 2 11 M B 31-20/22

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 6087-005-009
AKA 122 W 115TH ST
LOS ANGELES

Owner:

ESTRADA ANGELA
122 W 115TH ST
LOS ANGELES CA, 90061

DATED: This 16th Day of January, 2014

CITY OF LOS ANGELES

By Steve Ongele
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **122 WEST 115TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6087-005-009**

Date: **November 12, 2014**

Last Full Title: **07/16/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ANGELA ESTRADA
122 WEST 115TH STREET
LOS ANGELES, CA. 90061-1802
CAPACITY: OWNER
- 2). ARGENT MORTGAGE COMPANY, LLC
PO BOX 5047
ROLLING MEADOWS, IL. 60008
CAPACITY: INTERESTED PARTIES
- 3). ARGENT MORTGAGE
C/O CARLOS MERCADO
ONE CITY BLVD. WEST
ORANGE, CA. 92868
CAPACITY: INTERESTED PARTIES
- 4). HOMEQ SERVICING
701 CORPORATE CENTER DRIVE
RALEIGH, NC. 27607
CAPACITY: INTERESTED PARTIES
- 5). OLD REPUBLIC DEFAULT MANAGEMENT SERVICES
PO BOX 250
ORANGE, CA. 92856-6250
CAPACITY: INTERESTED PARTIES
- 6). HOUSE OF BAIL BONDS, INC
116 ASTRONAUT E. G. ANIEQUKA STREET
LOS ANGELES, CA. 90012
CAPACITY: INTERESTED PARTIES
- 7). ACCREDITED SURETY AND CASUALTY COMPANY, INC.
PO BOX 140855
ORLANDO, FL. 32814
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
122 W 115TH ST, LOS ANGELES, CA 90061-1802



CoreLogic

RealQuest Professional

Owner Information

Owner Name: **ESTRADA ANGELA**
 Mailing Address: **122 W 115TH ST, LOS ANGELES CA 90061-1802 C008**
 Vesting Codes: **SW / /**

Location Information

Legal Description:	TRACT # 3039 LOT 11	APN:	6087-005-009
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2410.01 / 2	Subdivision:	3039
Township-Range-Sect:		Map Reference:	58-B5 / 704-C7
Legal Book/Page:	31-20	Tract #:	3039
Legal Lot:	11	School District:	LOS ANGELES
Legal Block:	2	School District Name:	
Market Area:	C37	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/02/2005 / 02/14/2005	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	472935
Document #:	472934		

Last Market Sale Information

Recording/Sale Date:	05/17/2001 / 03/20/2001	1st Mtg Amount/Type:	\$129,960 / FHA
Sale Price:	\$132,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	845474
Document #:	845473	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$84.62
New Construction:		Multi/Split Sale:	

Title Company: **FIDELITY NATIONAL TITLE**
 Lender: **INSURA**
 Seller Name: **NATIONAL PACIFIC MTG**
MANUEL MICHAEL L

Prior Sale Information

Prior Rec/Sale Date:	01/05/1989 / 08/1988	Prior Lender:	FIRST FRANKLIN FIN'L
Prior Sale Price:	\$90,000	Prior 1st Mtg Amt/Type:	\$60,000 / CONV
Prior Doc Number:	21027	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,560	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 / 1957	Roof Type:		Style:	CONTEMPORARY
Fireplace:	/	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	AVERAGE

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,150	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN
Tax Information					
Total Value:	\$244,600	Assessed Year:	2014	Property Tax:	\$2,753.46
Land Value:	\$149,000	Improved %:	39%	Tax Area:	461
Improvement Value:	\$95,600	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$244,600				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

122 W 115TH ST, LOS ANGELES, CA 90061-1802**5 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: 5**

	Subject Property	Low	High	Average
Sale Price	\$132,000	\$205,000	\$312,000	\$271,400
Bldg/Living Area	1,560	1,400	1,558	1,465
Price/Sqft	\$84.62	\$143.36	\$222.86	\$185.73
Year Built	1947	1924	1984	1948
Lot Area	5,150	3,258	6,989	5,318
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.25
Total Value	\$244,600	\$181,922	\$246,111	\$221,168
Distance From Subject	0.00	0.14	0.49	0.40

*= 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										
		122 W 115TH ST	\$132,000	1947	3	1	05/17/2001	1,560	5,150	0.0
Comparables										
<input checked="" type="checkbox"/>	1	124 W 113TH ST	\$312,000	1984	3	2	06/13/2014	1,400	6,989	0.14
<input checked="" type="checkbox"/>	2	139 E 110TH ST	\$205,000	1926	3	1	04/25/2014	1,430	5,323	0.43
<input checked="" type="checkbox"/>	3	346 E 118TH ST	\$305,000	1924	3	2	03/05/2014	1,528	5,697	0.44
<input checked="" type="checkbox"/>	4	11222 TOWNE AVE	\$247,000	1984	3	2	04/03/2014	1,558	3,258	0.48
<input checked="" type="checkbox"/>	5	155 E 109TH PL	\$288,000	1926	4	2	08/19/2014	1,410	5,325	0.49

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

122 W 115TH ST, LOS ANGELES, CA 90061-1802**5 Comparable(s) Selected.**

Report Date: 10/15/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$132,000	\$205,000	\$312,000	\$271,400
Bldg/Living Area	1,560	1,400	1,558	1,465
Price/Sqft	\$84.62	\$143.36	\$222.86	\$185.73
Year Built	1947	1924	1984	1948
Lot Area	5,150	3,258	6,989	5,318
Bedrooms	3	3	4	3
Bathrooms/Restrooms	1	1	2	2
Stories	1.00	1.00	2.00	1.25
Total Value	\$244,600	\$181,922	\$246,111	\$221,168
Distance From Subject	0.00	0.14	0.49	0.40

* = user supplied for search only

Comp #:1 Distance From Subject:0.14 (miles)
 Address: 124 W 113TH ST, LOS ANGELES, CA 90061-1910
 Owner Name: CORTEZ FILEMON & TOMASA/ROSALES ERUVIEL
 Seller Name: VEGA JARLAM D
 APN: 6074-025-006 Map Reference: 58-B5 / 704-C6 Living Area: 1,400
 County: LOS ANGELES, CA Census Tract: 2411.20 Total Rooms: 6
 Subdivision: BOWENS MAIN MONETA & FIGUEROA Zoning: LAR2 Bedrooms: 3
 Rec Date: 06/13/2014 Prior Rec Date: 01/31/2012 Bath(F/H): 2 /
 Sale Date: 03/27/2014 Prior Sale Date: 12/09/2011 Yr Built/Eff: 1984 / 1984
 Sale Price: \$312,000 Prior Sale Price: \$240,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONTEMPORARY
 Document #: 617010 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$306,348 Lot Area: 6,989 Pool:
 Total Value: \$245,808 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / SHINGLE
 Parking: ATTACHED GARAGE

Comp #:2 Distance From Subject:0.43 (miles)
 Address: 139 E 110TH ST, LOS ANGELES, CA 90061-2517
 Owner Name: OCEAN DEV INC
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 6073-009-022 Map Reference: 58-B4 / 704-D6 Living Area: 1,430
 County: LOS ANGELES, CA Census Tract: 2411.10 Total Rooms: 4
 Subdivision: 4449 Zoning: LAR2 Bedrooms: 3
 Rec Date: 04/25/2014 Prior Rec Date: 08/23/1990 Bath(F/H): 1 /
 Sale Date: 04/11/2014 Prior Sale Date: 07/1990 Yr Built/Eff: 1926 / 1936
 Sale Price: \$205,000 Prior Sale Price: \$107,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 428870 Acres: 0.12 Fireplace: /
 1st Mtg Amt: Total Value: \$246,111 Lot Area: 5,323 Pool:
 Land Use: SFR # of Stories: 1.00 Roof Mat:
 Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.44 (miles)
 Address: 346 E 118TH ST, LOS ANGELES, CA 90061-2817
 Owner Name: SANTIBANEZ MAURA/MONTERROSA ELSY
 Seller Name: RIVERA RUBEN & ELVA M
 APN: 6083-020-004 Map Reference: 58-B5 / 704-D7 Living Area: 1,528
 County: LOS ANGELES, CA Census Tract: 2410.02 Total Rooms:
 Subdivision: 3598 Zoning: LAR2 Bedrooms: 3
 Rec Date: 03/05/2014 Prior Rec Date: 08/20/2013 Bath(F/H): 2 /
 Sale Date: 01/24/2014 Prior Sale Date: 08/13/2013 Yr Built/Eff: 1924 / 1963
 Sale Price: \$305,000 Prior Sale Price: \$230,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 223215 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$279,303 Lot Area: 5,697 Pool:
 Total Value: \$230,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.48 (miles)
 Address: 11222 TOWNE AVE, LOS ANGELES, CA 90061-3058
 Owner Name: DANIELS CONNIE
 Seller Name: TAXAUCTIONINVEST COM LLC
 APN: 6073-027-022 Map Reference: 58-B5 / 704-D6 Living Area: 1,558
 County: LOS ANGELES, CA Census Tract: 2409.00 Total Rooms:
 Subdivision: 4449 Zoning: LAR2 Bedrooms: 3
 Rec Date: 04/03/2014 Prior Rec Date: 06/18/2013 Bath(F/H): 2 /
 Sale Date: 03/18/2014 Prior Sale Date: 06/07/2013 Yr Built/Eff: 1984 / 1984
 Sale Price: \$247,000 Prior Sale Price: \$181,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 335635 Acres: 0.07 Fireplace: /
 1st Mtg Amt: \$194,200 Lot Area: 3,258 Pool:
 Total Value: \$181,922 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:		5		Distance From Subject:		0.49 (miles)	
Address:		155 E 109TH PL, LOS ANGELES, CA 90061-2513					
Owner Name:		CASTILLO JOEL G/NOCHEZ ANA C					
Seller Name:		GW SAN DIEGO PROPERTIES LLC					
APN:		6073-008-029		Map Reference:		58-B4 / 704-D6	
County:		LOS ANGELES, CA		Census Tract:		2411.10	
Subdivision:		4449		Zoning:		LAR2	
Rec Date:		08/19/2014		Prior Rec Date:		04/23/2014	
Sale Date:		07/18/2014		Prior Sale Date:		04/21/2014	
Sale Price:		\$288,000		Prior Sale Price:		\$185,000	
Sale Type:		FULL		Prior Sale Type:		UNKNOWN	
Document #:		866211		Acres:		0.12	
1st Mtg Amt:		\$282,783		Lot Area:		5,325	
Total Value:		\$202,000		# of Stories:		1.00	
Land Use:		SFR		Park Area/Cap#:		/ 2	
				Living Area:		1,410	
				Total Rooms:		7	
				Bedrooms:		4	
				Bath(F/H):		2 /	
				Yr Built/Eff:		1926 / 1931	
				Air Cond:			
				Style:		CONVENTIONAL	
				Fireplace:		Y / 1	
				Pool:			
				Roof Mat:		COMPOSITION SHINGLE	
				Parking:		DETACHED GARAGE	

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **122 WEST 115TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6087-005-009**

Date: November 12, 2014

CASE#: 508816
ORDER NO: A-3309094

EFFECTIVE DATE OF ORDER TO COMPLY: **August 16, 2013**
COMPLIANCE EXPECTED DATE: **September 15, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3309094

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

SUBSTANDARD ORDER AND NOTICE OF FEE

ESTRADA, ANGELA
122 W 115TH ST
LOS ANGELES, CA 90061

CASE #
IMSP
C/
PCIS
CNAT

CASE #: 508816
ORDER #: A-3309094
EFFECTIVE DATE: August 16, 2013
COMPLIANCE DATE: September 15, 2013



OWNER OF
SITE ADDRESS: 122 W 115TH ST
ASSESSORS PARCEL NO.: 6087-005-009
ZONE: R2; Two 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:

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

VIOLATION(S):

1. The garage has been converted to habitable space without the required permits and approvals.

You are therefore ordered to: Discontinue the use as a dwelling and restore the garage to its originally permitted use as a garage.

Code Section(s) in Violation: 12.21A.1.(a), 12.21A4(a), 12.21A4(m), 91.8902.14, 91.8105, 91.103.1 of the L.A.M.C.

2. The building or premises is Substandard due to hazardous plumbing.

You are therefore ordered to: Obtain required permits and make plumbing comply with all provisions of the L.A.M.C.



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

Code Section(s) in Violation: 91.8902.5, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

Comments: Obtain a permit to restore the altered plumbing (Misc. Permit) back to an approved condition.

3. The building or premises is Substandard due to hazardous electrical wiring.

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Garage.

Comments: Obtain a permit to restore the altered electrical (Misc. Permit) back to an approved condition.

4. Failure to provide or maintain the required off street parking.

You are therefore ordered to: Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.09A and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

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

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 98.0411 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.

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

NOTICE:

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

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

Inspector: _____

M. P.

Date: August 09, 2013

MARIAN PODPORA
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REVIEWED BY