

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

December 4, 2014

Council District: # 15

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

JOB ADDRESS: **1256 WEST 184TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6109-007-014**

On June 22, 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: **1256 West 184th 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 June 19, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	321.12
Title Report fee	42.00
Grand Total	\$ 3,534.68

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$3,534.68** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$3,534.68** 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. T10554
Dated as of: T10554

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6109-007-014

Property Address: 1256 W 184TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RICHARD LESLIE COOK AND LYNDIA LOU COOK, HUSBAND AND WIFE, AS JOINT TENANTS

Grantee: DEANNA QUINN, A SINGLE WOMAN

Instrument: 00/0817406

Book/Page: N/A

Dated: 05/04/2000

Recorded: 05/26/2000

MAILING ADDRESS: MS. DEANNA QUINN
1256 WEST 184TH STREET GARDENA, CA 90247

SCHEDULE B

LEGAL DESCRIPTION

LOT 30 OF TRACT 19027 IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 504, PAGE 15 AND 16 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DEANNA QUINN, A SINGLE WOMAN

Lender/Beneficiary: WASHINGTON MUTUAL BANK

Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORPORATION

Instrument: 20071639291

Book/Page: N/A

Amount: \$346,000.00

Open Ended: NO

Dated: 06/28/2007

Recorded: 07/11/2007

Maturity Date: 08/01/2037

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. T10554

SCHEDULE B (Continued)

MAILING ADDRESS: WASHINGTON MUTUAL BANK,
2210 ENTERPRISE DRIVE , DOC OPS - MS SC00140, FLORENCE, SC 29501

ADDITIONAL MAILING ADDRESS: WASHINGTON MUTUAL BANK
1400 SOUTH DOUGLASS ROAD, SUITE 100, ANAHEIM, CA 92806

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS ATTORNEY-IN-FACT FOR THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK (ASSIGNOR) JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (ASSIGNEE), DATED 10/18/2012, RECORDED 10/22/2012 AS INSTRUMENT NO. 20121594233.

MAILING ADDRESS: JPMC RECORDS CENTER, DOCUMENT INTAKE DEPARTMENT,
700 KANSAS LANE MONROE. LA 71203

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF PENDING LIEN, DATED 04/22/2014, RECORDED 05/02/2014 AS INSTRUMENT NO. 20140460756.

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

MAILING ADDRESS: QUINN DEANNA
1256 W 184TH ST GARDENA CA 90248

RECORDING REQUESTED BY:

Escrow No. 20004406-RBL
Title Order No. 145031-20 *POSS*
When Recorded Mail Document
and Tax Statement To:
Ms. Deanna Quinn
1256 West 184th Street
Gardena, CA 90247

00 0817406

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APN: 6T09-007-014

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s) *PL*
Documentary transfer tax is \$ 236.50 City tax \$ 967.50 *HW*

- 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, Richard Leslie Cook and Lynda Lou Cook, Husband and Wife, as Joint Tenants.

hereby GRANT(S) to **Deanna Quinn, A Single Woman**

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

Lot 30 of Tract 19027 in the City of Los Angeles, County of Los Angeles State of California, as per map recorded in Book 504, Page 15 and 16 of Maps in the office of the County Recorder of said County.

DATED: May 4, 2000

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
ON 5-5-00 before me,

MELINDA L. HANNON personally appeared
RICHARD LESLIE COOK and
LYNDA LOU COOK, they

~~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.

Richard Leslie Cook
Richard Leslie Cook

Lynda Lou Cook
Lynda Lou Cook



Witness my hand and official seal.

Signature Melinda L. Hannon

MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Fidelity National Title Company

Recording Requested By:
Washington Mutual Bank

Return To:
2210 Enterprise Drive
Doc Ops - MS SC00140
Florence, SC 29501

07/11/07

20071639291

Prepared By:

19533106-37

[Space Above This Line For Recording Data]

DEED OF TRUST

6109-007-014

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 June 28, 2007 together with all Riders to this document.
- (B) "Borrower" is Deanna Quinn, A Single Woman

Borrower's address is 1256 West 184th Street, Gardena, CA 90248

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank

Lender is a federal association organized and existing under the laws of the United States

0730279593

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

Form 3005 1/01

VMP -6(CA) (0207) 01

Page 1 of 15

Initials: 

VMP Mortgage Solutions, Inc



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Lender's address is 1400 South Douglass Road, Suite 100, Anaheim, CA 92806

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is California Reconveyance Company, a California corporation

(E) "Note" means the promissory note signed by Borrower and dated June 28, 2007

The Note states that Borrower owes Lender Three Hundred Forty Six Thousand and No/100 Dollars

(U.S. \$346,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2037

(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]:

- Adjustable Rate Rider
- Balloon Rider
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- 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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Initials 

0730279593

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to a "federally related mortgage loan" even 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 Hererto And Made A Part Hereof

**SEE EXHIBIT "ONE"
ATTACHED**

Parcel ID Number: 6109-007-014
1256 West 184th Street
Gardena
("Property Address"):

which currently has the address of
[Street]
[City], California 90248 [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 seized 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.

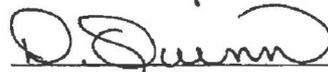
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BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Witnesses:

_____  _____ (Seal)
 Deanna Quinn -Borrower

_____ _____ (Seal)
 -Borrower

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

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

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

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VMP -6(CA) (0207) 01

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Form 3005 1/01

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State of California
County of Los Angeles

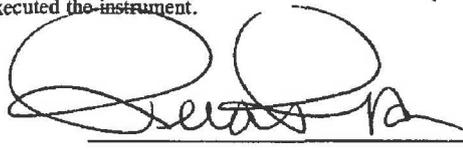
On June 29, 2007 before me,

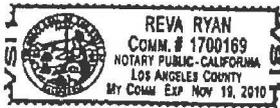
Reva Ryan, notary public
personally appeared

Deanna Quinn

, 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.

 (Seal)



07 1639291

VMP -6(CA) (0207) 01

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Initials 

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Form 3005 1/01

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FIXED/ADJUSTABLE RATE BALLOON RIDER

THIS FIXED/ADJUSTABLE RATE BALLOON RIDER is made on this 28th day of June, 2007, 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 ("Borrower") to secure Borrower's Fixed/Adjustable Rate Balloon Note (the "Note") to Washington Mutual Bank ("Lender") of the same date and covering the property described in the Security Instrument and located at: 1256 West 184th Street, Gardena, CA 90248

[Property Address]

THIS LOAN IS PAYABLE IN FULL AT MATURITY. BORROWER MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME.

THE NOTE CONTAINS PROVISIONS ALLOWING FOR A CHANGE FROM THE INITIAL FIXED INTEREST RATE TO AN ADJUSTABLE INTEREST RATE AND FOR CHANGES IN THE MONTHLY PAYMENT. THE NOTE LIMITS THE AMOUNT BORROWER'S INTEREST RATE CAN CHANGE AT ANY ONE TIME AND THE MAXIMUM RATE 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 fixed interest rate of 7.900 %. The Note provides for a change in the initial fixed interest rate to an adjustable interest rate and for changes in the monthly payments, as follows:

4. INTEREST RATE AND MONTHLY PAYMENT CHANGES

(A) Change Dates

The initial fixed interest rate Borrower will pay will change to an adjustable interest rate on the first day of August, 2009, and the interest rate Borrower will pay may change on that day every 6th month thereafter. Each date on which Borrower's interest rate could change is called a "Change Date."

07 1639291

Multistate Fixed/Adjustable Rate Balloon Rider - Libor

Page 1 of 4

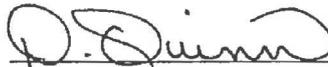
0730279593

4140791 107021

VMP Mortgage Solutions, Inc

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



Deanna Quinn

(Seal)

-Borrower

_____ (Seal)

-Borrower

_____ (Seal)

-Borrower

_____ (Seal)

-Borrower

[Sign Original Only]

07 1639291

Multistate Fixed/Adjustable Rate Balloon Rider - Libor

4140791 (0702)

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RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

JPMC Records Center
Document Intake Department
700 Kansas Lane
Monroe, LA 71203



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Space above this line for recorder's use only

Trustee Sale No. 458284CA Loan No. 0730279593 Title Order No. 120259473

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which hereby acknowledged, the undersigned, by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens and any rights due or become due thereon to **JPMorgan Chase Bank, National Association, (ASSIGNEE)**.

Said Deed of Trust made by **DEANNA QUINN, A SINGLE WOMAN**, and recorded on 07-11-2007 as Instrument # 20071639291 in Book NA, Page NA, in the office of the LOS ANGELES County Recorder, CALIFORNIA.

Property more commonly known as: 1256 WEST 184TH STREET, , GARDENA, CA 90248
A.P.N. 6109-007-014

DATE: October 18, 2012

JPMorgan Chase Bank, National Association, as Attorney-in-Fact for the Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank,

Colleen Irby, Vice President

815

* Trustee Sale No. 458284CA Loan No. 0730279593 Title Order No. 120259473

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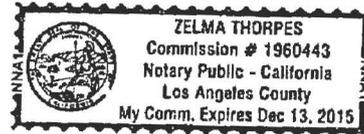
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On October 18, 2012 before me, ZELMA THORPES, "Notary Public", personally appeared Colleen Irby, 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 Zelma Thorpes (Seal)



RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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

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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. 6032021)

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 19027 30 M B 504-15/16

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.

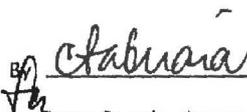
APN 6109-007-014
AKA 1256 W 184TH ST
LOS ANGELES

Owner:

QUINN DEANNA
1256 W 184TH ST
GARDENA CA,90248

DATED: This 22nd Day of April, 2014

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1256 WEST 184TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6109-007-014**

Date: **December 4, 2014**

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

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). DEANNA QUINN
1256 WEST 184TH STREET
GARDENA, CA. 90248-4016
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK
2210 ENTERPRISE DRIVE, DOC OPS- MS SC00140
FLORENCE, SC. 29501
CAPACITY: INTERESTED PARTIES

- 3). WASHINGTON MUTUAL BANK
1400 SOUTH DOUGLASS ROAD, SUITE 100
ANAHEIM, CA. 92806
CAPACITY: INTERESTED PARTIES

- 4). JPMC RECORDS CENTER
DOCUMENT INTAKE DEPARTMENT
700 KANSAS LANE
MONROE, LA. 71203
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1256 W 184TH ST, GARDENA, CA 90248-4016



Owner Information

Owner Name: **QUINN DEANNA**
 Mailing Address: **1256 W 184TH ST, GARDENA CA 90248-4016 C017**
 Vesting Codes: **S1 / /**

Location Information

Legal Description:	TRACT # 19027 LOT 30	APN:	6109-007-014
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2913.00 / 2	Subdivision:	19027
Township-Range-Sect:		Map Reference:	63-F6 / 764-A2
Legal Book/Page:	504-15	Tract #:	19027
Legal Lot:	30	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	120	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	05/26/2000 / 05/04/2000	1st Mtg Amount/Type:	\$172,000 / CONV
Sale Price:	\$215,000	1st Mtg Int. Rate/Type:	9.99 / FIXED
Sale Type:	FULL	1st Mtg Document #:	817407
Document #:	817406	2nd Mtg Amount/Type:	\$43,000 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$190.27
New Construction:		Multi/Split Sale:	
Title Company:	PROVIDENT TITLE		
Lender:	FIRST FRANKLIN FIN'L		
Seller Name:	COOK RICHARD L;LYNDA L		

Prior Sale Information

Prior Rec/Sale Date:	01/03/1977 /	Prior Lender:	
Prior Sale Price:	\$39,000	Prior 1st Mtg Amt/Type:	\$36,600 / CONV
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,130	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	POOL
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1954 / 1954	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.13	County Use:	SINGLE FAMILY RESID (0101)
Lot Area:	5,721	Lot Width/Depth:	55 x 104	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$269,558	Assessed Year:	2014	Property Tax:	\$3,616.21
Land Value:	\$182,800	Improved %:	32%	Tax Area:	309
Improvement Value:	\$86,758	Tax Year:	2013	Tax Exemption:	
Total Taxable Value:	\$269,558				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1256 W 184TH ST, GARDENA, CA 90248-4016**6 Comparable(s) Selected.**

Report Date: 11/12/2014

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$215,000	\$405,000	\$460,000	\$431,167
Bldg/Living Area	1,130	1,072	1,296	1,190
Price/Sqft	\$190.27	\$321.43	\$416.98	\$364.19
Year Built	1954	1954	1958	1955
Lot Area	5,721	4,456	8,665	5,823
Bedrooms	3	2	3	3
Bathrooms/Restrooms	2	2	2	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$269,558	\$71,757	\$348,526	\$206,856
Distance From Subject	0.00	0.18	0.48	0.28

* = user supplied for search only

Comp #: 1		Distance From Subject:0.18 (miles)	
Address: 1311 W 187TH PL, GARDENA, CA 90248-4134			
Owner Name: MYERCHIN TERRIE A P			
Seller Name: LENDINO JAMES E			
APN: 6109-018-016	Map Reference: 68-F1 / 764-A2	Living Area: 1,146	
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 5	
Subdivision: 17788	Zoning: LAR1	Bedrooms: 3	
Rec Date: 07/17/2014	Prior Rec Date: 05/12/2014	Bath(F/H): 2 /	
Sale Date: 06/17/2014	Prior Sale Date: 05/03/2014	Yr Built/Eff: 1954 / 1954	
Sale Price: \$430,000	Prior Sale Price: \$295,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 739249	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$408,500	Lot Area: 5,304	Pool: POOL	
Total Value: \$348,526	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 2		Distance From Subject:0.19 (miles)	
Address: 1243 W 187TH PL, GARDENA, CA 90248-4132			
Owner Name: GAMEZ FERNANDO & MARSAIDA			
Seller Name: TELESCOPIC ENTS LLC			
APN: 6109-017-004	Map Reference: 68-F1 / 764-A2	Living Area: 1,123	
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 5	
Subdivision: 18577	Zoning: LAR1	Bedrooms: 3	
Rec Date: 09/03/2014	Prior Rec Date: 12/31/1986	Bath(F/H): 2 /	
Sale Date: 08/19/2014	Prior Sale Date: 04/1986	Yr Built/Eff: 1954 / 1954	
Sale Price: \$427,500	Prior Sale Price: \$75,462	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 924240	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$419,756	Lot Area: 5,616	Pool:	
Total Value: \$207,021	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 3		Distance From Subject:0.21 (miles)	
Address: 1330 W 187TH PL, GARDENA, CA 90248-4135			
Owner Name: HUMANIC RICHARD JR/MALACHOWSKI ANGELA			
Seller Name: THAI LIENG B			
APN: 6109-019-041	Map Reference: 68-F1 / 764-A2	Living Area: 1,072	
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms:	
Subdivision: 17788	Zoning: LAR1	Bedrooms: 3	
Rec Date: 06/30/2014	Prior Rec Date: 07/11/1990	Bath(F/H): 2 /	
Sale Date: 05/20/2014	Prior Sale Date: 05/1988	Yr Built/Eff: 1954 / 1954	
Sale Price: \$447,000	Prior Sale Price: \$163,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 672599	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$417,000	Lot Area: 4,456	Pool:	
Total Value: \$221,883	# of Stories:	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 4		Distance From Subject:0.29 (miles)	
Address: 1447 W 186TH ST, GARDENA, CA 90248-3912			
Owner Name: THOMPSON TASE M			
Seller Name: GARST F JR & A L TRUST B			
APN: 6108-014-023	Map Reference: 68-E1 / 764-A2	Living Area: 1,243	
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 4	
Subdivision: 4782	Zoning: LAR1	Bedrooms: 2	
Rec Date: 04/21/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 04/01/2014	Prior Sale Date:	Yr Built/Eff: 1956 / 1956	
Sale Price: \$417,500	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 402283	Acres: 0.20	Fireplace: Y / 1	
1st Mtg Amt: \$334,000	Lot Area: 8,665	Pool:	
Total Value: \$71,757	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 3	Parking: PARKING AVAIL	

Comp #: 5		Distance From Subject: 0.31 (miles)	
Address: 18111 BROADWELL AVE, GARDENA, CA 90248-3330			
Owner Name: WANG PATRICK J/LU CELINE H			
Seller Name: ACQUISITION INVESTMENTS INC			
APN: 6111-030-013	Map Reference: 63-F6 / 764-A1	Living Area: 1,296	
County: LOS ANGELES, CA	Census Tract: 6032.00	Total Rooms: 6	
Subdivision: 18160	Zoning: GAR1	Bedrooms: 3	
Rec Date: 06/27/2014	Prior Rec Date: 03/06/2014	Bath(F/H): 2 /	
Sale Date: 06/20/2014	Prior Sale Date: 02/18/2014	Yr Built/Eff: 1957 / 1957	
Sale Price: \$460,000	Prior Sale Price: \$335,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 665435	Acres: 0.13	Fireplace: Y / 1	
1st Mtg Amt: \$368,000	Lot Area: 5,721	Pool:	
Total Value: \$317,000	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 6		Distance From Subject: 0.48 (miles)	
Address: 18500 S DENKER AVE, GARDENA, CA 90248-3935			
Owner Name: GONZALEZ JOSE R			
Seller Name: PACIS CHERI			
APN: 6108-018-007	Map Reference: 63-E6 / 763-J2	Living Area: 1,260	
County: LOS ANGELES, CA	Census Tract: 2913.00	Total Rooms: 6	
Subdivision: 23503	Zoning: LAR1	Bedrooms: 3	
Rec Date: 05/30/2014	Prior Rec Date:	Bath(F/H): 2 /	
Sale Date: 04/22/2014	Prior Sale Date:	Yr Built/Eff: 1958 / 1958	
Sale Price: \$405,000	Prior Sale Price:	Air Cond:	
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL	
Document #: 561347	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$324,000	Lot Area: 5,178	Pool:	
Total Value: \$74,951	# of Stories: 1.00	Roof Mat: WOOD SHAKE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**
JOB ADDRESS: **1256 WEST 184TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6109-007-014**

Date: **December 4, 2014**

CASE#: **502145**
ORDER NO: **A-3271382**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 19, 2013**
COMPLIANCE EXPECTED DATE: **June 22, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3271382

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION
7301 BAYMEADOWS WAY
JACKSONVILLE, FL. 32256

CASE #: 502145
ORDER #: A-3271382
EFFECTIVE DATE: June 19, 2013
COMPLIANCE DATE: June 22, 2013

OF
SITE ADDRESS: 1256 W 184TH ST
ASSESSORS PARCEL NO.: 6109-007-014
ZONE: R1; One-Family Zone

MAILED
6/19/13

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

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

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

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

VIOLATION(S):

- 1. The recirculation and purification system of the swimming pool has not been operated and/or maintained so as to keep the water clean and of reasonable clarity.

You are therefore ordered to: Maintain or operate the recirculation and purification system so as to keep the pool water clean and of reasonable clarity.

Code Section(s) in Violation: 91.8118, 91.103.1, 12.08A, 12.21A.1.(a) of the L.A.M.C.

- 2. Maintenance and repair of existing building and premises.

You are therefore ordered to: Repair and maintain all windows in a clean and sanitary condition.

Code Section(s) in Violation: 91.8104.5.1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Missing glass in garage door. Maintain the entire site secure from unauthorized entry - Ordinance NO 181185.



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

NON-COMPLIANCE FEE WARNING:

YOU ARE IN VIOLATION OF THE L.A.M.C. IT IS YOUR RESPONSIBILITY TO CORRECT THE VIOLATION(S) AND CONTACT THE INSPECTOR LISTED BELOW TO ARRANGE FOR A COMPLIANCE INSPECTION BEFORE THE NON-COMPLIANCE FEE IS IMPOSED. Failure to correct the violations and arrange for the compliance inspection within 15 day from the Compliance Date, will result in imposition of the fee noted below.

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.041 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 (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

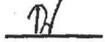
Inspector: _____



Date: June 12, 2013

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

marian.podpora@lacity.org


REVIEWED BY