

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

February 17, 2015

Council District: # 8

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

JOB ADDRESS: **520 WEST 94TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6039-011-012**

On October 19, 2012, 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: **520 West 94TH 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)	478.44
Title Report fee	42.00
Grand Total	\$ 2,445.44

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 **\$2,445.44** 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 **\$2,445.44** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY



Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY

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. T10964
Dated as of: 02/05/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 6039-011-012

Property Address: 520 W 94TH ST City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument: Grant Deed

Grantee : Elizabeth Machuca, a single woman

Grantor : Elizabeth Machuca, a single woman and Fred Yslas, and unmarried man as joint tenants

Deed Date : 7/12/2007

Recorded : 7/12/2007

Instr No. : 20071660044

MAILING ADDRESS: Elizabeth Machuca,
520 W. 94th Street, Los Angeles, CA 90044

owner

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 12 of Tract 4575, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 51, Page(s) 17 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 6039-011-012

MORTGAGES/LIENS

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

Amount : \$262,000.00

Dated : 4/3/2007

Trustor : Fred Yslas and Elizabeth Machuca

Trustee : Golden West Savings Association Services Co., a California Corporation

Beneficiary : World Savings Bank, FSB

Recorded : 4/11/2007

Instr No. : 20070869338

Maturity Date is: 4/15/2037

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. T10964

SCHEDULE B (Continued)

The maximum aggregate principal sum secured by this security agreement is \$327,500.00

MAILING ADDRESS: Golden West Savings Association Services Co., a California Corporation – Not shown

MAILING ADDRESS: World Savings Bank, Final Documentation Closing Department,
P.O. BOX 659548 SAN ANTONIO, TX 78265-9548

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

Trustee : RTS Pacific, Inc., a Washington Corporation

Recorded : 12/3/2014

Instr No. : 20141300135

MAILING ADDRESS: RTS Pacific, Inc.,
616 1st Avenue, Suite 500 Seattle, WA 98104.

Type of Instrument: A Notice of Default under the terms of said Deed of Trust

Executed by : RTS Pacific, Inc., Trustee or Agent for Beneficiary

Recorded : 12/9/2014

Instr No. : 20141328852

MAILING ADDRESS: RTS Pacific, Inc.
616 1st Avenue, Suite 500 Seattle, WA 98104

10/9/03

2

Recording Requested By:
ORANGE COAST TITLE

RECORDING REQUESTED BY:
United Title Company - Inland Empire

AND WHEN RECORDED MAIL TO:

Fred Yslas
520 W. 94th Street
Los Angeles, CA 90044

03 3015931

Title Order No. 19673-1
Escrow No. 1000176-JI

Space above this line for Recorder's use

A.P.N. 6039-11-012

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

City Transfer Tax is ~~\$695.25~~ \$169.95
County Transfer Tax is \$169.95

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

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Melanie D'Silva, a married woman as her sole and separate property

hereby GRANT(S) to Fred Yslas, a married man as his sole and separate property

the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LOT 12 OF TRACT NO. 4576, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

6039-11-12

Dated: October 6, 2003

STATE OF CALIFORNIA)
COUNTY OF Los Angeles) ss

Melanie D'Silva

On October 6, 2003 before me Melanie D'Silva

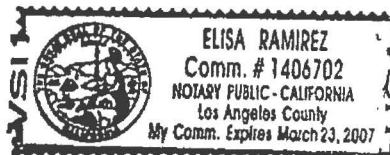
Elisa Ramirez

Personally appeared *melanie D'Silva*

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 *Elisa Ramirez*



MAIL TAX STATEMENTS AS DIRECTED ABOVE

10/9/03

Recording Requested By:
ORANGE COAST TITLE

RECORDING REQUESTED BY:
United Title Company - Inland Empire

AND WHEN RECORDED MAIL TO:

Fred Deyslas
520 W. 94th Street
Los Angeles, CA 90044,

Title Order No. 19673-1
Escrow No. 1000176

03 3015929

2

Space above this line for Recorder's use

INTERSPOUSAL GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A §1 et seq.)

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

A.P.N. 6039-11-012

COUNTY TRANSFER TAX: EXEMPT/SPOUSAL TRANSFER CITY TRANSFER TAX: EXEMPT

- () This is an INTERSPOUSAL TRANSFER and not a change in ownership under § 63 of the Revenue and Taxation Code and Grantor(s) has(have) checked the applicable exclusion from reappraisal;
- () A transfer to a trustee for the beneficial use of a spouse, or the surviving spouse of a deceased transferor, or by a trustee of such a trust to the spouse of the trustor;
- () A transfer to a spouse or former spouse in connection with a property settlement agreement or decree of dissolution of a marriage or legal separation;
- () A creation, transfer, or termination, solely between spouses, of any co-owner's interest;
- () The distribution of a legal entity's property to a spouse or former spouse in exchange for the interest of such spouse in the legal entity in connection with a property settlement agreement or a decree of dissolution of a marriage or legal separation; "This conveyance establishes sole and separate property of a spouse, R & T 11911."
- (x) Release of any community property by non-title spouse.

6039-11-12

GRANTOR: Graciela Deyslas, Spouse of Grantee

hereby GRANT(S) to: Fred Yslas, a Married Man as his sole and separate property

the following real property in the City of Los Angeles, County of Los Angeles, State of California, described as:
LOT 12 OF TRACT NO. 4576, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 51 PAGE 17 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated: September 16, 2003

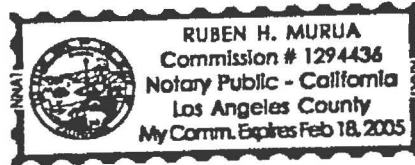
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)ss

Graciela de Yslas
Graciela Deyslas AKA GRACIELA DEYSLAS

On OCTOBER 2, 2003 before me

Ruben H. Murua
Personally appeared GRACIELA DEYSLAS

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 [Signature]

MAIL TAX STATEMENTS AS DIRECTED ABOVE

3/2/05

2

05 0474413

RECORDING REQUESTED BY:
Chicago Title Company

AND WHEN RECORDED MAIL TO:

Mr Fred Yslas
520 West 94th Street
Los Angeles, CA 90044

THIS SPACE FOR RECORDER'S USE ONLY

Title Order No.: 46086666-A43 Escrow No.: 003245

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX is \$NONE

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 **AND**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Fred Yslas, A Single Man

hereby GRANT(s) to:

Elizabeth Machuca, A Single Woman

the real property in the County of Los Angeles, State of California, described as
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" AND MADE A PART HEREOF
Also Known as: 520 West 94th Street, Los Angeles, CA 90044
AP#.

"This is a bonafide gift and the grantor received
nothing in return, R & T 19911."

DATED December 2, 2004

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On Dec 2, 2004

Before me, M Angelica Gallardo

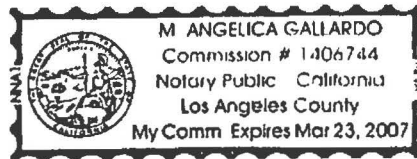
A Notary Public in and for said State, personally appeared

Fred Yslas

Fred Yslas
Fred Yslas

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

M Angelica Gallardo

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN BELOW, IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE.

6039-11-12

2

05 2584741

RECORDING REQUESTED BY
Castle Escrow *JE-M*
AND WHEN RECORDED MAIL TO:
Fred Yslas
520 West 94th Street
Los Angeles, CA 90044

Space Above This Line for Recorder's Use Only

A.P.N.: 6039-11-12

Order No.: 67311211-2

Escrow No.: 21877-CL

GRANT DEED

L.A. COUNTY 80

L.A. CITY 44

THE UNDERSIGNED GRANTOR(s) DECLARE(s) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY § 0
[] 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, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Elizabeth Machuca, a single woman

hereby GRANT(s) to Fred Yslas, a Single Man

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

Lot 12 of Tract 4575, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 51,
Page(s) 17, of Maps in the Office of the County Recorder of said County.

This Conveyance is a bona fide gift and the grantor received nothing in return, R&T11911

EMachuca
Elizabeth Machuca

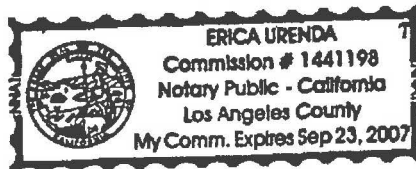
Document Date: October 24, 2005

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On October 25th 2005 before me, Erica Urenda, notary public
personally appeared Elizabeth Machuca

~~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 *Erica Urenda*



This area for official notarial seal.

Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

RECORDING REQUESTED BY:
LandAmerica Commonwealth Title

✓

RECORDING REQUESTED BY
Paradise Escrow
AND WHEN RECORDED MAIL TO:
Fred Yslas
Elizabeth Machuca
520 West 94th Street
Los Angeles, CA 90044

04/11/07

20070869337

A.P.N.: 6039-011-012

Order No. 6744508

Escrow No.. 1150-CL

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS COUNTY \$ 40
[] 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, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Elizabeth Machuca, a single woman

hereby GRANT(s) to Fred Yslas, an Unmarried Man and Elizabeth Machuca, a Single Woman as Joint Tenants

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

Lot 12 of Tract 4575, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 51, Page(s) 17 of Maps, in the Office of the County Recorder of said County.

X This is a bona fide gift and grantor received nothing in return, R&T11911. ✓


Machuca
Elizabeth Machuca

Document Date: April 3, 2007

STATE OF CALIFORNIA)
COUNTY OF Los Angeles)
On April 5, 2007 before me, Vanessa Ubierna Notary Public
personally appeared Elizabeth Machuca

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 Vanessa Ubierna

 VANESSA UBIERNA
Commission # 1522105
Notary Public - California
Orange County
My Comm. Expires Oct 25, 2008

This area for official notarial seal

Recording Requested By

07/12/07

And when recorded mail to:



20071660044

Name ELIZABETH MACHUCA
Street Address 520 W. 94TH STREET
City LOS ANGELES, CA 90044
State
Zip

Space above this line for recorder's use

GRANT DEED

DOCUMENTARY TRANSFER TAX \$ - 0 -

- computed on full value of property conveyed, or
- computed on full value less liens and encumbrances remaining at time of sale

x Machuca

Self

Autograph of Declarant or Agent Determining Tax Firm Name

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, I/We,

ELIZABETH MACHUCA, a Single Wooman and FRED YSLAS, and Unmarried Man as joint tenants

(Name of grantor(s))

grant to ELIZABETH MACHUCA a Single Wooman

(Name of grantee(s))

all that real property in the City of Los Angeles, County of Los Angeles, State of CA, described as follows:

Lot 12 of Tract 4575, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 51, Page(s) 17 of Maps, in the Office of the County Recorder of said County.

"This is a bonafide gift and grantor received nothing in return R&T11911"

Assessor's parcel No. 6039-011-012

Executed on July 12, 2007, in the City of Los Angeles, State of CA.

x Machuca Elizabeth Machuca
x Fred Yslas Fred Yslas

STATE OF California)

COUNTY OF Los Angeles)

On July 12, 2007 before me, Carlos Field

Notary Public, personally appeared

ELIZABETH MACHUCA and FRED YSLAS

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.

CAPACITY CLAIMED BY SIGNER(S)

- Individual(s)
- Corporate Officer(s)
- Partner(s) Limited General
- Attorney in Fact
- Trustee
- Guardian/Conservator

WITNESS my hand and official seal

Carlos Field
Signature (Seal)



MAIL TAX Same as above

STATEMENTS TO: _____

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#778 REV 10-05

RECORDING REQUESTED BY:
LandAmerica Commonwealth Title

RECORDING REQUESTED BY:
WORLD SAVINGS BANK

WHEN RECORDED MAIL TO:
WORLD SAVINGS BANK
FINAL DOCUMENTATION
CLOSING DEPARTMENT
P.O. BOX 659548
SAN ANTONIO, TX 78265-9548

LOAN NUMBER: 0045561248

NOTE AMOUNT: \$262,000.00



20070869338

APN 6039-011-012

FOR RECORDER'S USE ONLY

DEED OF TRUST

THIS IS A FIRST DEED OF TRUST WHICH SECURES A NOTE WHICH CONTAINS PROVISIONS ALLOWING FOR CHANGES IN MY PAYMENT AMOUNT AND PRINCIPAL BALANCE (INCLUDING FUTURE ADVANCES AND DEFERRED INTEREST). AT LENDER'S OPTION THE SECURED NOTE MAY BE RENEWED OR RENEGOTIATED.

THE MAXIMUM AGGREGATE PRINCIPAL BALANCE SECURED BY THIS DEED OF TRUST IS \$327,500.00 WHICH IS 125% OF THE ORIGINAL PRINCIPAL NOTE AMOUNT.

6744508-2

I. DEFINITIONS OF WORDS USED IN THIS DEED OF TRUST

(A) Security Instrument. This Deed of Trust, which is dated April 3, 2007, will be called the "Security Instrument "

(B) Borrower. FRED YSLAS, AN UNMARRIED MAN AND ELIZABETH MACHUCA, AN UNMARRIED WOMAN sometimes will be called "Borrower" and sometimes simply "I" or "me."

(C) Lender. WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES, will be called "Lender " Lender is a FEDERAL SAVINGS BANK, which is organized and exists under the laws of the United States. Lender's address is 1901 Harrison Street, Oakland, CA 94612 .



Recording Requested By

When recorded, mail to:

RTS Pacific, Inc.
616 1st Avenue, Suite 500
Seattle, WA 98104

Trustee's Sale No: 05-FWA-134628
APN: 6039-011-012

Space above this line for Recorder's use only

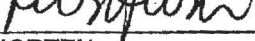
SUBSTITUTION OF TRUSTEE

WHEREAS, FRED YSLAS, AN UNMARRIED MAN AND ELIZABETH MACHUCA, AN UNMARRIED WOMAN was the original Trustor, GOLDEN WEST SAVINGS ASSOCIATION SERVICE CO., A CALIFORNIA CORPORATION was the original Trustee, and WORLD SAVINGS BANK, FSB, ITS SUCCESSORS AND/OR ASSIGNEES was the original Beneficiary, under that certain Deed of Trust dated 4/3/2007 and recorded on 4/11/2007, as Instrument No. 20070869338, of official records of LOS ANGELES County, CALIFORNIA; and **WHEREAS**, the undersigned is the present Beneficiary ("Beneficiary") under said Deed of Trust, and **WHEREAS**, the undersigned desires to substitute a new Trustee under the said Deed of Trust in place and stead of said present Trustee.

NOW, THEREFORE, the Beneficiary hereby substitutes RTS Pacific, Inc., a Washington Corporation, whose address is: 616 1st Avenue, Suite 500, Seattle, WA 98104, as Trustee, so long as in accordance with the Deed of Trust and applicable law.

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

Wells Fargo Bank, NA, successor by merger to
Wachovia Mortgage, FSB, formerly known as World
Savings Bank, FSB
By RTS PACIFIC, INC.
Its Attorney in Fact

By 
Name MELISSA HJORTEN
Title: Assistant Vice President
Date 11/21/2014

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

RTS Pacific, Inc.
616 1st Avenue, Suite 500
Seattle, WA 98104

Trustee's Sale No: 05-FWA-134628

APN# 6039-011-012
Address 520 WEST 94TH STREET
LOS ANGELES, CA 90044

NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

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

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP

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

IMPORTANT NOTICE

IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until 90 days from the date this notice of default may be recorded (which date of recordation appears on this notice). This amount is \$8,211.08 as of 12/5/2014, and will increase until your account becomes current.

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



Printed: 2/5/2015 3:09:59 PM IST
Searched: 2/5/2015 1:27:00 AM

Tax Search
Los Angeles, California
Assessor's Parcel 6039-011-012
Tax Year: 2014-2015
Payment as of: 01/30/2015

Order: 19240150
Co: Fidelity National Title
Dept: Originations CRN: 0003600090
TO: 01
Created By: Vinay Chonale

Printed By: vinay_dup

APN:	6039-011-012
Described As:	TRACT NO 4575 LOT 12
Address:	520 W 94TH ST
City:	LOS ANGELES CITY
Billing Address:	520 W 94TH ST LOS ANGELES CA 90044
Assessed Owner(s):	MACHUCA,ELIZABETH
Search As:	Lot 12 Map 51/17 (Tr 4575)

Tax Rate Area:	00212	Value	Conveyance Date:	06/20/1995
Use Code:	0100	Land:	Conveying Instrument:	979424
SINGLE RESIDENTIAL		Improvements:	Date Transfer Acquired:	
Region Code:	CULVER CITY	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1922
Zoning Code:	LARD2	Inventory:	Year Last Modified:	1925
Taxability Code:		Exemptions	Square Footage	
Tax Rate:		Homeowner:	Land:	
Bill #:		Inventory:	Improvements:	1032
Issue Date:	10/15/2014	Religious:	Tax Defaulted:	
		All Other:	Total Tax:	2,649.96
		Net Taxable Value:		203,000.00

Installment	Amount	Penalty	Due Date	Status	Payment Date	Balance
1st	1,324.98	0.00	12/10/2014	PAID	12/04/2014	0.00
2nd	1,324.98	142.49	04/10/2015	UNPAID		1,324.98
Total Balance:						1,324.98

Bonds: 0	Parcel Changed:	Sold to State: 0	Mello-Roos: N	NSF: N
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Account	Special Lien Description	Amount
00170	LOS ANGELES COUNTY TRAUMA/EMERG SRVS	43.75
03071	LOS ANGELES COUNTY FLOOD CONTROL	23.43
03692	REGIONAL PARK AND OPEN SPACE DISTRICT	18.63
06111	LOS ANGELES COUNTY WEST VECTOR CONTROL DIST	11.83
18850	LOS ANGELES CITY LANDSCAPE & LIGHTING DISTRICT #96-1	17.33
18851	LOS ANGELES CITY LIGHT MAINTENANCE	42.45
18869	LOS ANGELES STORMWATER POLLUTION ABATEMENT	18.68

Company	Department	Title Unit	Order No.	Date Created
Lender Processing Services Default Title	Irvine	MS	140728127	11/28/2014

*** END OF REPORT ***

Property Detail Report

For Property Located At :
520 W 94TH ST, LOS ANGELES, CA 90044-5606



Owner Information

Owner Name: **MACHUCA ELIZABETH**
 Mailing Address: **520 W 94TH ST, LOS ANGELES CA 90044-5606 C016**
 Vesting Codes: **SW //**

Location Information

Legal Description:	TRACT NO 4575 LOT 12	APN:	6039-011-012
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2404.01 / 3	Subdivision:	4575
Township-Range-Sect:		Map Reference:	58-A2 / 704-B4
Legal Book/Page:	51-17	Tract #:	4575
Legal Lot:	12	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C36	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	07/12/2007 / 07/12/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	1660044		

Last Market Sale Information

Recording/Sale Date:	10/09/2003 / 10/06/2003	1st Mtg Amount/Type:	\$154,500 / CONV
Sale Price:	\$634,090	1st Mtg Int. Rate/Type:	7.62 / ADJ
Sale Type:	FULL	1st Mtg Document #:	3015932
Document #:	3015931	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$614.43
New Construction:		Multi/Split Sale:	
Title Company:	ORANGE COAST TITLE CO.		
Lender:	ENCORE CREDIT CORP		
Seller Name:	DSILVA MELANIE		

Prior Sale Information

Prior Rec/Sale Date:	06/20/1995 /	Prior Lender:	/
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	979424	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,032	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	2	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1922 / 1925	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:	1.00	Roof Material:		Condition:	
Other Improvements:	ADDITION				

Site Information

Zoning:	LARD2	Acres:	0.12	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	5,400	Lot Width/Depth:	40 x 135	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$210,000	Assessed Year:	2014	Property Tax:	\$2,649.96
Land Value:	\$169,500	Improved %:	19%	Tax Area:	212
Improvement Value:	\$40,500	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$203,000				

Comparable Summary

For Property Located At



520 W 94TH ST, LOS ANGELES, CA 90044-5606

20 Comparable(s) found. (Click on the address to view more property information)

[View Report](#)

[Configure Display Fields](#)

[Modify Comparable Search Criteria](#)

Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$634,090	\$185,000	\$532,000	\$260,675
Bldg/Living Area	1,032	902	1,160	1,034
Price/Sqft	\$614.43	\$167.57	\$589.80	\$255.10
Year Built	1922	1922	1941	1928
Lot Area	5,400	2,823	5,720	4,486
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$210,000	\$22,756	\$314,000	\$149,058
Distance From Subject	0.00	0.04	0.50	0.38

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
<input checked="" type="checkbox"/>			520 W 94TH ST	\$634,090	1922	2	1	10/09/2003	1,032	5,400	0.0
Comparables											
<input checked="" type="checkbox"/>	1		519 W 95TH ST	\$260,000	1929	2	2	05/30/2014	1,115	5,396	0.04
<input checked="" type="checkbox"/>	2		537 W 95TH ST	\$532,000	1928	2	2	05/14/2014	902	5,398	0.05
<input checked="" type="checkbox"/>	3		648 W 97TH ST	\$280,000	1923	2	1	10/27/2014	1,148	5,595	0.23
<input checked="" type="checkbox"/>	4		708 W 91ST ST	\$200,000	1941	2	1	10/16/2014	913	3,916	0.3
<input checked="" type="checkbox"/>	5		319 W 91ST ST	\$253,000	1928	2	1	05/29/2014	993	4,264	0.36
<input checked="" type="checkbox"/>	6		762 W 97TH ST	\$290,000	1923	3	1	08/29/2014	1,048	4,506	0.37
<input checked="" type="checkbox"/>	7		9000 ORCHARD AVE	\$255,000	1929	2	2	08/22/2014	924	3,791	0.37
<input checked="" type="checkbox"/>	8		310 W 98TH ST	\$230,000	1940	2	1	07/31/2014	1,008	4,676	0.38
<input checked="" type="checkbox"/>	9		622 W CENTURY BLVD	\$185,000	1923	2	1	01/12/2015	1,104	4,304	0.39
<input checked="" type="checkbox"/>	10		318 W 89TH ST	\$225,000	1927	2	1	07/30/2014	988	5,720	0.44
<input checked="" type="checkbox"/>	11		413 W 101ST ST	\$250,000	1924	3	2	09/18/2014	1,156	4,522	0.45
<input checked="" type="checkbox"/>	12		824 W 98TH ST	\$190,000	1939	2	1	08/15/2014	1,031	2,823	0.46
<input checked="" type="checkbox"/>	13		224 W 98TH ST	\$186,500	1940	2	1	01/30/2015	1,047	3,396	0.47
<input checked="" type="checkbox"/>	14		410 W 101ST ST	\$285,000	1925	2	2	08/11/2014	1,160	4,526	0.47
<input checked="" type="checkbox"/>	15		9000 MENLO AVE	\$258,000	1922	2	1	12/19/2014	1,006	5,204	0.47
<input checked="" type="checkbox"/>	16		806 W 99TH ST	\$275,000	1924	2	2	12/23/2014	1,144	4,960	0.47
<input checked="" type="checkbox"/>	17		333 W 88TH PL	\$260,000	1926	2	1	09/04/2014	988	3,600	0.48
<input checked="" type="checkbox"/>	18		601 W 102ND ST	\$290,000	1925	2	1	05/29/2014	1,054	4,123	0.49
<input checked="" type="checkbox"/>	19		348 W 88TH ST	\$249,000	1926	3	1	06/23/2014	1,005	3,605	0.49
<input checked="" type="checkbox"/>	20		741 W 101ST ST	\$260,000	1926	2	1	08/15/2014	936	5,400	0.5

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

520 W 94TH ST, LOS ANGELES, CA 90044-5606

20 Comparable(s) Selected.

Report Date: 02/13/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$634,090	\$185,000	\$532,000	\$260,675
Bldg/Living Area	1,032	902	1,160	1,034
Price/Sqft	\$614.43	\$167.57	\$589.80	\$255.10
Year Built	1922	1922	1941	1928
Lot Area	5,400	2,823	5,720	4,486
Bedrooms	2	2	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$210,000	\$22,756	\$314,000	\$149,058
Distance From Subject	0.00	0.04	0.50	0.38

*= user supplied for search only

Comp #:1 Distance From Subject:0.04 (miles)
 Address: 519 W 95TH ST, LOS ANGELES, CA 90044-5613
 Owner Name: DURETTE ROBERT W
 Seller Name: RANCHO HORIZON LLC
 APN: 6039-011-009 Map Reference: 58-A3 / 704-B4 Living Area: 1,115
 County: LOS ANGELES, CA Census Tract: 2404.01 Total Rooms:
 Subdivision: 4575 Zoning: LARD2 Bedrooms: 2
 Rec Date: 05/30/2014 Prior Rec Date: 04/14/2009 Bath(F/H): 2 /
 Sale Date: 05/30/2014 Prior Sale Date: 02/06/2009 Yr Built/Eff: 1929 / 1936
 Sale Price: \$260,000 Prior Sale Price: \$163,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 563565 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$255,290 Lot Area: 5,396 Pool:
 Total Value: \$171,120 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:2 Distance From Subject:0.05 (miles)
 Address: 537 W 95TH ST, LOS ANGELES, CA 90044-5613
 Owner Name: RAMON PROPERTIES LLC
 Seller Name: OCEAN DEV INC
 APN: 6039-011-020 Map Reference: 58-A3 / 704-B4 Living Area: 902
 County: LOS ANGELES, CA Census Tract: 2404.01 Total Rooms:
 Subdivision: SUNNY SIDE Zoning: LARD2 Bedrooms: 2
 Rec Date: 05/14/2014 Prior Rec Date: Bath(F/H): 2 /
 Sale Date: 04/07/2014 Prior Sale Date: Yr Built/Eff: 1928 / 1928
 Sale Price: \$532,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 496381 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$372,400 Lot Area: 5,398 Pool:
 Total Value: \$185,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:3 Distance From Subject:0.23 (miles)
 Address: 648 W 97TH ST, LOS ANGELES, CA 90044-4618
 Owner Name: VEGA FRANCISCO J JR/RUBIO-VEGA MARILY
 Seller Name: ESHTIAGHPOUR HAIFA
 APN: 6054-026-004 Map Reference: 58-A3 / 704-B4 Living Area: 1,148
 County: LOS ANGELES, CA Census Tract: 2404.01 Total Rooms: 5
 Subdivision: SUNNYSIDE PRCL 4 Zoning: LARD2 Bedrooms: 2
 Rec Date: 10/27/2014 Prior Rec Date: 03/19/2014 Bath(F/H): 1 /
 Sale Date: 09/17/2014 Prior Sale Date: 02/14/2014 Yr Built/Eff: 1923 / 1923
 Sale Price: \$280,000 Prior Sale Price: \$186,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1134395 Acres: 0.13 Fireplace: /
 1st Mtg Amt: \$274,927 Lot Area: 5,595 Pool:
 Total Value: \$200,907 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:4 Distance From Subject:0.3 (miles)
 Address: 708 W 91ST ST, LOS ANGELES, CA 90044-6434
 Owner Name: JIMENEZ ERICK B M
 Seller Name: REYES RODRIGO LIVING TRUST
 APN: 6039-002-057 Map Reference: 58-A2 / 704-B3 Living Area: 913
 County: LOS ANGELES, CA Census Tract: 2403.00 Total Rooms:
 Subdivision: 923 Zoning: LARD2 Bedrooms: 2
 Rec Date: 10/16/2014 Prior Rec Date: 08/02/1990 Bath(F/H): 1 /
 Sale Date: 10/13/2014 Prior Sale Date: 05/1990 Yr Built/Eff: 1941 / 1941
 Sale Price: \$200,000 Prior Sale Price: \$80,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 1094232 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$180,000 Lot Area: 3,916 Pool:
 Total Value: \$210,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:	5			Distance From Subject:	0.36 (miles)
Address:	319 W 91ST ST, LOS ANGELES, CA 90003-3650				
Owner Name:	NAVAR SAMUEL				
Seller Name:	SCOTT DIANE M				
APN:	6040-031-023	Map Reference:	58-A2 / 704-C3	Living Area:	993
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	2017	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/29/2014	Prior Rec Date:	10/28/1977	Bath(F/H):	1 /
Sale Date:	05/21/2014	Prior Sale Date:		Yr Built/Eff:	1928 / 1928
Sale Price:	\$253,000	Prior Sale Price:	\$13,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	556342	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$248,417	Lot Area:	4,264	Pool:	
Total Value:	\$26,154	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	6			Distance From Subject:	0.37 (miles)
Address:	762 W 97TH ST, LOS ANGELES, CA 90044-4620				
Owner Name:	VILLASENOR LOURDES				
Seller Name:	PAN PTSHP INC				
APN:	6054-003-001	Map Reference:	57-F3 / 704-B4	Living Area:	1,048
County:	LOS ANGELES, CA	Census Tract:	2404.01	Total Rooms:	
Subdivision:	SUNNY SIDE	Zoning:	LARD2	Bedrooms:	3
Rec Date:	08/29/2014	Prior Rec Date:	05/30/2014	Bath(F/H):	1 /
Sale Date:	08/07/2014	Prior Sale Date:	05/22/2014	Yr Built/Eff:	1923 / 1923
Sale Price:	\$290,000	Prior Sale Price:	\$190,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	912199	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$275,500	Lot Area:	4,506	Pool:	
Total Value:	\$218,497	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	7			Distance From Subject:	0.37 (miles)
Address:	9000 ORCHARD AVE, LOS ANGELES, CA 90044-6428				
Owner Name:	BOGAR ODIS JR				
Seller Name:	GW SAN DIEGO PROPERTIES LLC				
APN:	6038-014-043	Map Reference:	57-F2 / 704-B3	Living Area:	924
County:	LOS ANGELES, CA	Census Tract:	2403.00	Total Rooms:	
Subdivision:	923	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/22/2014	Prior Rec Date:	02/27/2014	Bath(F/H):	2 /
Sale Date:	07/25/2014	Prior Sale Date:	02/11/2014	Yr Built/Eff:	1929 / 1929
Sale Price:	\$255,000	Prior Sale Price:	\$189,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	884694	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$263,415	Lot Area:	3,791	Pool:	
Total Value:	\$140,635	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	8			Distance From Subject:	0.38 (miles)
Address:	310 W 98TH ST, LOS ANGELES, CA 90003-4113				
Owner Name:	MEJIA WILBER A/PEREZ RHINA D C				
Seller Name:	SD SEAPORT TWO LP				
APN:	6053-017-002	Map Reference:	58-A3 / 704-C4	Living Area:	1,008
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	5
Subdivision:	12033	Zoning:	LAC2	Bedrooms:	2
Rec Date:	07/31/2014	Prior Rec Date:	08/30/2001	Bath(F/H):	1 /
Sale Date:	06/20/2014	Prior Sale Date:	01/29/2001	Yr Built/Eff:	1940 / 1940
Sale Price:	\$230,000	Prior Sale Price:	\$89,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	795646	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$225,834	Lot Area:	4,676	Pool:	
Total Value:	\$119,296	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #: 9		Distance From Subject:0.39 (miles)	
Address: 622 W CENTURY BLVD, LOS ANGELES, CA 90044-4614			
Owner Name: SANCHEZ TYRONE J SR			
Seller Name: LOPEZ MARIA			
APN: 6054-019-006	Map Reference: 58-A3 / 704-B4	Living Area: 1,104	
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms:	
Subdivision: 5054	Zoning: LAR3	Bedrooms: 2	
Rec Date: 01/12/2015	Prior Rec Date: 01/27/1997	Bath(F/H): 1 /	
Sale Date: 12/03/2014	Prior Sale Date:	Yr Built/Eff: 1923 / 1926	
Sale Price: \$185,000	Prior Sale Price: \$90,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 31438	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$181,649	Lot Area: 4,304	Pool:	
Total Value: \$199,589	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 10		Distance From Subject:0.44 (miles)	
Address: 318 W 89TH ST, LOS ANGELES, CA 90003			
Owner Name: GROSS JAMES A & PATRICIA			
Seller Name: RIVERA RUBEN & ELVA M			
APN: 6040-030-010	Map Reference: 58-A2 / 704-C3	Living Area: 988	
County: LOS ANGELES, CA	Census Tract: 2402.00	Total Rooms:	
Subdivision: 3776	Zoning: LAR2	Bedrooms: 2	
Rec Date: 07/30/2014	Prior Rec Date: 09/13/2013	Bath(F/H): 1 /	
Sale Date: 07/08/2014	Prior Sale Date: 08/19/2013	Yr Built/Eff: 1927 / 1927	
Sale Price: \$225,000	Prior Sale Price: \$170,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 791054	Acres: 0.13	Fireplace: /	
1st Mtg Amt:	Lot Area: 5,720	Pool:	
Total Value: \$170,000	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #: 11		Distance From Subject:0.45 (miles)	
Address: 413 W 101ST ST, LOS ANGELES, CA 90003-4401			
Owner Name: SALAZAR MAYNOR			
Seller Name: MAYERS DEBORAH			
APN: 6054-033-017	Map Reference: 58-A3 / 704-C5	Living Area: 1,156	
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms: 5	
Subdivision: 3064	Zoning: LAR2	Bedrooms: 3	
Rec Date: 09/18/2014	Prior Rec Date: 02/27/1998	Bath(F/H): 2 /	
Sale Date: 07/24/2014	Prior Sale Date: 01/13/1998	Yr Built/Eff: 1924 / 1932	
Sale Price: \$250,000	Prior Sale Price: \$70,000	Air Cond: YES	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 988624	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$245,471	Lot Area: 4,522	Pool:	
Total Value: \$140,663	# of Stories: 1.00	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking: NONE	

Comp #: 12		Distance From Subject:0.46 (miles)	
Address: 824 W 98TH ST, LOS ANGELES, CA 90044-4630			
Owner Name: RICHARDSON JOI D LIVING TRUST			
Seller Name: TOWNSEND STEPHEN J			
APN: 6054-005-021	Map Reference: 57-F3 / 704-B4	Living Area: 1,031	
County: LOS ANGELES, CA	Census Tract: 2404.02	Total Rooms: 5	
Subdivision: 4854	Zoning: LAR1	Bedrooms: 2	
Rec Date: 08/15/2014	Prior Rec Date: 10/19/2001	Bath(F/H): 1 /	
Sale Date: 07/30/2014	Prior Sale Date: 09/26/2001	Yr Built/Eff: 1939 / 1939	
Sale Price: \$190,000	Prior Sale Price: \$110,500	Air Cond:	
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style: CONTEMPORARY	
Document #: 855581	Acres: 0.06	Fireplace: /	
1st Mtg Amt: \$133,000	Lot Area: 2,823	Pool:	
Total Value: \$133,154	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: /	Parking: ATTACHED GARAGE	

Comp #:13 Distance From Subject:0.47 (miles)
 Address: **224 W 98TH ST, LOS ANGELES, CA 90003-4111**
 Owner Name: **ANGELENO HOMES LLC**
 Seller Name: **US BANK NA 2013 SC4**
 APN: **6053-016-025** Map Reference: **58-B3 / 704-C4** Living Area: **1,047**
 County: **LOS ANGELES, CA** Census Tract: **2405.00** Total Rooms:
 Subdivision: **MONETA AVE HOME TR** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **01/30/2015** Prior Rec Date: **08/13/1969** Bath(F/H): **1 /**
 Sale Date: **01/26/2015** Prior Sale Date: Yr Built/Eff: **1940 / 1941**
 Sale Price: **\$186,500** Prior Sale Price: **\$15,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **111497** Acres: **0.08** Fireplace: **/**
 1st Mtg Amt: Lot Area: **3,396** Pool:
 Total Value: **\$22,756** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:14 Distance From Subject:0.47 (miles)
 Address: **410 W 101ST ST, LOS ANGELES, CA 90003-4402**
 Owner Name: **BUSTAMANTE GERARDO & RAQUEL**
 Seller Name: **SHARK INVESTMENTS LLC**
 APN: **6054-034-004** Map Reference: **58-A3 / 704-C5** Living Area: **1,160**
 County: **LOS ANGELES, CA** Census Tract: **2404.02** Total Rooms:
 Subdivision: **3064** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **08/11/2014** Prior Rec Date: **04/15/2014** Bath(F/H): **2 /**
 Sale Date: **08/04/2014** Prior Sale Date: **03/27/2014** Yr Built/Eff: **1925 / 1930**
 Sale Price: **\$285,000** Prior Sale Price: **\$170,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **834227** Acres: **0.10** Fireplace: **/**
 1st Mtg Amt: **\$279,827** Lot Area: **4,526** Pool:
 Total Value: **\$167,717** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:15 Distance From Subject:0.47 (miles)
 Address: **9000 MENLO AVE, LOS ANGELES, CA 90044-4820**
 Owner Name: **SOLARES GERSI & REYNA**
 Seller Name: **SPEIGHTS OLLIE L**
 APN: **6038-019-037** Map Reference: **57-F2 / 704-A3** Living Area: **1,006**
 County: **LOS ANGELES, CA** Census Tract: **2403.00** Total Rooms:
 Subdivision: **923** Zoning: **LAR2** Bedrooms: **2**
 Rec Date: **12/19/2014** Prior Rec Date: **07/27/1971** Bath(F/H): **1 /**
 Sale Date: **09/23/2014** Prior Sale Date: Yr Built/Eff: **1922 / 1927**
 Sale Price: **\$258,000** Prior Sale Price: **\$17,500** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1386863** Acres: **0.12** Fireplace: **Y / 1**
 1st Mtg Amt: **\$154,800** Lot Area: **5,204** Pool:
 Total Value: **\$40,924** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:16 Distance From Subject:0.47 (miles)
 Address: **806 W 99TH ST, LOS ANGELES, CA 90044-4608**
 Owner Name: **SMITH CYNTHIA A**
 Seller Name: **GRIFFIN BESSIE**
 APN: **6054-008-018** Map Reference: **57-F3 / 704-B4** Living Area: **1,144**
 County: **LOS ANGELES, CA** Census Tract: **2404.02** Total Rooms:
 Subdivision: **4854** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **12/23/2014** Prior Rec Date: **07/31/1986** Bath(F/H): **2 /**
 Sale Date: **10/09/2014** Prior Sale Date: **10/1984** Yr Built/Eff: **1924 / 1936**
 Sale Price: **\$275,000** Prior Sale Price: **\$100,000** Air Cond: **YES**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1398474** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$215,500** Lot Area: **4,960** Pool:
 Total Value: **\$38,549** # of Stories: **1.00** Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:17 Distance From Subject:0.48 (miles)
 Address: 333 W 88TH PL, LOS ANGELES, CA 90003-3611
 Owner Name: CARIAS JOAQUIN O & MARIA
 Seller Name: POWELL HOMES LLC
 APN: 6040-024-019 Map Reference: 58-A2 / 704-C3 Living Area: 988
 County: LOS ANGELES, CA Census Tract: 2402.00 Total Rooms:
 Subdivision: 5038 Zoning: LAR1 Bedrooms: 2
 Rec Date: 09/04/2014 Prior Rec Date: 05/15/2014 Bath(F/H): 1 /
 Sale Date: 07/21/2014 Prior Sale Date: 04/21/2014 Yr Built/Eff: 1926 / 1926
 Sale Price: \$260,000 Prior Sale Price: \$170,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 931050 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$255,290 Lot Area: 3,600 Pool:
 Total Value: \$189,857 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:18 Distance From Subject:0.49 (miles)
 Address: 601 W 102ND ST, LOS ANGELES, CA 90044-4529
 Owner Name: MONTERO LAURA/MONTERO ROMEL E
 Seller Name: ANGELENO HOMES LLC
 APN: 6054-018-015 Map Reference: 58-A3 / 704-B5 Living Area: 1,054
 County: LOS ANGELES, CA Census Tract: 2404.02 Total Rooms:
 Subdivision: 6969 Zoning: LAR1 Bedrooms: 2
 Rec Date: 05/29/2014 Prior Rec Date: 12/27/2013 Bath(F/H): 1 /
 Sale Date: 04/02/2014 Prior Sale Date: 12/17/2013 Yr Built/Eff: 1925 / 1925
 Sale Price: \$290,000 Prior Sale Price: \$180,000 Air Cond: YES
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 553817 Acres: 0.09 Fireplace: /
 1st Mtg Amt: \$275,405 Lot Area: 4,123 Pool:
 Total Value: \$180,000 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:19 Distance From Subject:0.49 (miles)
 Address: 348 W 88TH ST, LOS ANGELES, CA 90003-3606
 Owner Name: MEJIA ARTURO JR & ELIZABETH J
 Seller Name: 88TH STREET TRUST 348
 APN: 6040-024-002 Map Reference: 58-A2 / 704-C3 Living Area: 1,005
 County: LOS ANGELES, CA Census Tract: 2402.00 Total Rooms:
 Subdivision: 5038 Zoning: LAR1 Bedrooms: 3
 Rec Date: 06/23/2014 Prior Rec Date: 02/07/2014 Bath(F/H): 1 /
 Sale Date: 06/11/2014 Prior Sale Date: 01/17/2014 Yr Built/Eff: 1926 / 1926
 Sale Price: \$249,000 Prior Sale Price: \$165,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 646055 Acres: 0.08 Fireplace: /
 1st Mtg Amt: \$244,489 Lot Area: 3,605 Pool:
 Total Value: \$112,338 # of Stories: 1.00 Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:20 Distance From Subject:0.5 (miles)
 Address: 741 W 101ST ST, LOS ANGELES, CA 90044-4505
 Owner Name: CORNEJO OCTAVIO
 Seller Name: GB INLAND PROPERTIES II LLC
 APN: 6054-010-052 Map Reference: 57-F3 / 704-B5 Living Area: 936
 County: LOS ANGELES, CA Census Tract: 2404.02 Total Rooms:
 Subdivision: 5054 Zoning: LAR1 Bedrooms: 2
 Rec Date: 08/15/2014 Prior Rec Date: 02/25/1987 Bath(F/H): 1 /
 Sale Date: 07/14/2014 Prior Sale Date: 02/1987 Yr Built/Eff: 1926 / 1926
 Sale Price: \$260,000 Prior Sale Price: Air Cond:
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 856734 Acres: 0.12 Fireplace: /
 1st Mtg Amt: \$255,290 Lot Area: 5,400 Pool:
 Total Value: \$314,000 # of Stories: Roof Mat:
 Land Use: SFR Park Area/Cap#: / Parking:

EXHIBIT D

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 520 WEST 94TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6039-011-012

Date: February 17, 2015

CASE#: 478701
ORDER NO: A-3108205

EFFECTIVE DATE OF ORDER TO COMPLY: September 19, 2012
COMPLIANCE EXPECTED DATE: October 19, 2012
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3108205

