

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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

September 08, 2015

Council District: # 14

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

JOB ADDRESS: **3128 EAST BOULDER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-016-025**

On November 10, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **3128 East Boulder 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 October 11, 2011 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)	811.33
Title Report fee	42.00
Grand Total	\$ 4,024.89

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 **\$4,024.89** 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 **\$4,024.89** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11838
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5178-016-025

Property Address: 3128 E BOULDER ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Jose Badajoz, a single man

Grantor : Chesley, LLC, a California Limited Liability Company

Deed Date : 4/30/2002

Recorded : 5/22/2002

Instr No. : 02 1178590

Mailing Address: Jose Badajoz,
3126 Boulder Street, Los Angeles, CA 90063.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lots 136 and 137 in Block 3 of Highland Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page 70 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5178-016-025

MORTGAGES/LIENS

Type of Document: A deed of trust to secure the payment of the amount of \$0.00 under that certain bond and any other obligations secured thereby.

Dated : 2/9/2004

Trustor : Jose Badajoz

Trustee : Robert W. Nairin and Jeffrey S. Nairin of Calabasas California

Beneficiary : Central Jail Bail Bonds

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.

SCHEDULE B (Continued)

Bail Bond No. : III 349514

Recorded : 2/26/2004

Instr No. : 04 0453421

Mailing Address: Robert W. Nairin and Jeffrey S. Nairin of Calabasas California, None Shown.

Mailing Address: Central Jail Bail Bonds, None Shown.

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

Amount : \$301,000.00

Dated : 2/16/2005

Trustor : Jose Badajoz

Trustee : California Reconveyance Company

Beneficiary : Washington Mutual Bank, FA

Recorded : 3/4/2005

Instr No. : 05 0498635

Maturity Date is: 3/1/2035

Mailing Address: California Reconveyance Company, None Shown.

Mailing Address: Washington Mutual Bank, FA, c/o ACS Image Solutions,
12691 Plaza Drive MS156DPCA, Garden Grove, CA 92841.

Assignment of the above referenced security instrument is as follows:

Assignee : Wells Fargo Bank, N.A.

Recorded : 4/2/2007

Instr No. : 20070761651

Mailing Address: Wells Fargo Bank, N.A., 1 Home Campus, Des Moines, IA 50328

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

Trustee : NDEx West, L.L.C.

Recorded : 5/23/2013

Instr No. : 20130779444

Mailing Address: NDEx West, L.L.C., 15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013

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

Amount : \$200,000.00

Dated : 12/13/2006

Trustor : Jose Badajoz

Trustee : Underwriters Surety, Inc., an Indiana Corporation

Beneficiary : Indiana Lumbermens Mutual Insurance Company

Recorded : 12/29/2006

Instr No. : 06 2901269

Mailing Address: Underwriters Surety, Inc., an Indiana Corporation,
3905 Vincennes Road, Suite 200, Indianapolis, IN 46268

Mailing Address: Indiana Lumbermens Mutual Insurance Company,
P.O. Box 68932, Indianapolis, IN 46268.

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.

SCHEDULE B (Continued)

Type of Document: *A claim of lien for the amount shown and any other amounts due.*

Claimant : *Department of Building and Safety Financial Services Division*

Recorded : *3/16/2012*

Instr No. : *20120417222*

MAILING ADDRESS: *Jose Badajoz, 3126 BOULDER ST, Los Angeles, CA 90063*

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

Fidelity National Title Company
Long Beach

RECORDING REQUESTED BY:
Maxim Properties, Escrow Division
Escrow No. 2331-LGQ
Title Order No. 19165437 -39

02 1178590 2

When Recorded Mail Document
and Tax Statement To:
Mr. Jose Badajos
3126 Boulder Street
Los Angeles, CA 90063

APN: 5178-016-025

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 283.80 City tax \$ 1,161.00

- [X] computed on full value of property conveyed, or
- [] computed on full value less value of liens or encumbrances remaining at time of sale,
- [] Unincorporated Area City of Los Angeles

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

Chesley, LLC, a California Limited Liability Company

hereby GRANT(S) to

Badajos
Jose Badajos, a single man

VI GRANTEE

the following described real property in the City of Los Angeles

County of Los Angeles, State of California:

Lots 136 and 137 in Block 3 of Highland Heights Tract, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 6, Page 70 of Maps, in the office of the County Recorder of said County.

L1
LEGAL

DATED: April 30, 2002

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

ON 5-1-02 before me,
M. Fajardo personally appeared
GREGORY L. GEISER

Chesley, LLC, a California Limited Liability Company, by
Wedgewood Enterprise Corporation, a California
Corporation, Its Manager

By: Gregory L. Geiser
Gregory L. Geiser, Its President

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. Fajardo



MAIL TAX STATEMENTS AS DIRECTED ABOVE

RECORDING REQUESTED BY

LO80-(213) 624-3939
BERT POTTER BAIL BONDS
430 BAUCHET STREET
LOS ANGELES, CALIF. 90012

04 0453421

AND WHEN RECORDED MAIL TO

ASSOCIATED BOND AND INSURANCE AGENCY

23901 CALABASAS ROAD, SUITE 2072
CALABASAS, CA 91302-3303

DEED OF TRUST

This Deed of Trust made this 9 day of February, 2004

Between Jose Badajoz herein called TRUSTOR, and Robert W. Nairn and Jeffrey S. Nairn of Calabasas, California, herein called TRUSTEE, and Central Jail Bail Bonds herein called BENEFICIARY. WITNESSETH: That Trustor hereby GRANTS TO TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the County of Los Angeles, in the State of California, described as:

Lot 137 Block 3 Tract Hyland Hts APN 5178-016-025
as per map recorded in Book _____ Page _____ of Maps, Official Records

in the office of the County Recorder of Los Angeles County.

Commonly known as 3126 Boulder St., Los Angeles, Ca. 90063-4009

FOR THE PURPOSE OF SECURING payment to the said Beneficiary, of the monies due to and of all losses, damages, expenditures and liability suffered, sustained, made or incurred by the **International Fidelity Insurance Company**, hereinafter called the Surety or Beneficiary (and as more fully set forth and described in a certain Bail Bond Agreement, which agreement is made a part hereof by reference as though herein fully set forth) on account of, growing out of, or resulting from the execution of a certain bond on behalf of Jose Badajoz

in the matter of State of California vs. Jose Badajoz
AND FOR WHICH AMOUNTS and the matters set forth in the said indemnity agreement, are security. (Power No. JUL 349514)

IT IS AGREED AND CONDITIONED that a certificate signed by the Beneficiary at any time hereafter setting forth that the said bond has been declared forfeited or that a loss, damage, expenditures or liability has been sustained by the Surety or Beneficiary on account of the aforesaid Undertaking, the date or dates and amount or amounts of such loss, damages, expenditures and/or liability; that payment has been demanded of the party or parties on whose behalf the aforesaid Undertaking was or is about to be executed; and that such loss, damages, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor, and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein, and from the proceeds of sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount so certified, including interest at the highest legal rate per month from demand to date of payment and attorneys fees.

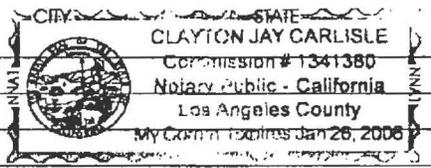
IT IS FURTHER AGREED THAT: upon delivery of said Certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee of written declaration of default and demand for sale and of written notice of default and of election to cause to be sold said property, which notice Trustee shall cause to be duly filed for record.

IT SHALL BE DEEMED SUFFICIENT if proceedings to foreclose and sell the security herein are executed by any one of the above-named Trustees and it shall be deemed sufficient if a full reconveyance is executed by any one of the above-named Trustees; and, said one Trustee shall be deemed to be the attorney-in-fact for the other Trustees for those purposes. The authority thus granted herein shall be deemed to be coupled with an interest and shall not be affected by the death or incompetency of any of the Trustees for whom such one Trustee shall be acting.

THE UNDERSIGNED TRUSTOR REQUESTS that a copy of any notice of default and of any notice of sale hereunder be mailed to him at his mailing address opposite his signature hereto. Failure to insert such address shall be deemed a waiver of any request hereunder for a copy of such notices.

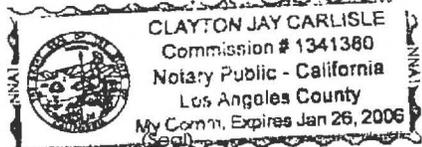
SIGNATURE OF TRUSTOR
Jose Badajoz
Jose Badajoz

STREET AND NUMBER



STATE OF California
COUNTY OF Los Angeles } ss.
60,648

On February 9, 2004 before me
Notary (here insert name and title of the officer), personally appeared
Jose Badajoz



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 Clayton Jay Carlisle

~~FIDELITY VAN NUYS~~

05 0498635

2

AFTER RECORDING RETURN TO:
Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

SECURITY INSTRUMENT COVER SHEET

03-0446-068733382-3

~~05 0498635~~

Please print or type information Document Title(s) (or transactions contained therein):	
1. Deed of Trust	
Grantor/Trustor/Mortgagor(s) (Last name first, then first name and initials)	
1. JOSE BADAJOZ	
2.	
3.	
4.	
5. <input type="checkbox"/> Additional names on page _____ of document.	
Grantee/Beneficiary/Mortgagee(s)	
1. Washington Mutual Bank, FA	
Legal Description (abbreviated: i.e. lot, block, plat or section, township, range)	
LOT 136 AND 137 IN BLOCK 3 OF HYLAND HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE(S) 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.	
<input type="checkbox"/> Additional legal is on page _____ of document.	
Assessor's Property Tax Parcel/Account Number(s)	
1. 5178-016-025	2.
3.	4.
This document prepared by:	
IRMA BERUMEN 2201 W BEVERLY BLVD MONTEBELLO, CA 90640	

3/4/05

3

FIDELITY-VAN NUYS
AFTER RECORDING RETURN TO:
Washington Mutual Bank, FA
C/O ACS IMAGE SOLUTIONS
12691 PALA DRIVE MS156DPCA
GARDEN GROVE, CA 92841

[Space Above This Line For Recording Data]

FIDELITY NATIONAL TITLE COMPANY 19400416 *om*

DEED OF TRUST

03-0446-068733382-3

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 16, 2005, together with all Riders to this document.

(B) "Borrower" is JOSE BADAJOZ, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association. Lender is a Bank organized and existing under the laws of United States of America. Lender's address is 400 East Main Street Stockton, CA 95290.

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.

(E) "Note" means the promissory note signed by Borrower and dated February 16, 2005. The Note states that Borrower owes Lender Three Hundred One Thousand & 00/100

Dollars (U.S. \$ 301,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 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.

05 0498635

5178-16-25
SC-91-2615

X

(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
- Graduated Payment Rider
- Balloon Rider
- Other(s) [specify]
- Condominium Rider
- Planned Unit Development Rider
- Rate Improvement Rider
- 1-4 Family Rider
- Biweekly Payment Rider
- Second Home Rider

(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, whether by way of judgment, settlement or otherwise, 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 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

3/4/05

5

03-0446-068733382-3

grants and conveys to Trustee, in trust, with power of sale, the following described property located in Los Angeles County, California:

LOT 136 AND 137 IN BLOCK 3 OF HYLAND HEIGHTS TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 6 PAGE(S) 70 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which currently has the address of 3126 BOULDER STREET [Street]

LOS ANGELES, California 90063 ("Property Address");
[City] [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. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

Payments are deemed received by Lender when received at the location designated in the Note or at such other location as may be designated by Lender in accordance with the notice provisions in Section 15. Lender may return any payment or partial payment if the payment or partial payments are insufficient to bring the Loan current. Lender may accept any payment or partial payment insufficient to bring the Loan current, without waiver of any rights hereunder or prejudice to its rights to refuse such payment or partial payments in the future, but Lender is not obligated to apply such payments at the time such payments are accepted. If each Periodic

05 0498635

3/4/05

03-0446-068733382-3

24. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution. Trustee may destroy the Note and the Security Instrument three (3) years after issuance of a full reconveyance or release (unless directed in such request to retain them).

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

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.

x Jose Badajoz
JOSE BADAJOZ

3/4/05

03-0446-068733382-3

19

(Space Below This Line For Acknowledgment)

State of CALIFORNIA)
County of Los Angeles) SS.
)

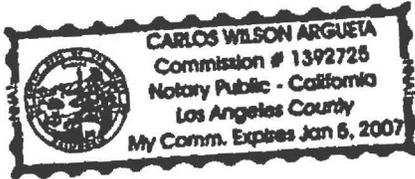
On FEBRUARY 24, 2005, before me, CARLOS WILSON ARGUETA, a Notary Public in and for the State of California, personally appeared JOSE BADAJOZ,

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

Notary Public in and for the State of California



[RECORDING REQUESTED BY]
NATIONWIDE TITLE CLEARING
[AND WHEN RECORDED MAIL TO]
Nationwide Title Clearing
2100 Alt. 19 North
Palm Harbor, FL 34683

WAMU #: 0687333823
Wells#: 0687333823
Pool #: FNMA 0805622BCD

04/02/07



20070761651

2

CORPORATE ASSIGNMENT OF DEED OF TRUST

FOR GOOD AND VALUABLE CONSIDERATION,
the sufficiency of which is hereby acknowledged, the undersigned, **WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, WHOSE ADDRESS IS 2210 ENTERPRISE DRIVE , FLORENCE, SC 29501, (ASSIGNOR),** by these presents does convey, grant, sell, assign, transfer and set over the described Deed of Trust together with the certain note(s) described therein, without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to **WELLS FARGO BANK, NA, WHOSE ADDRESS IS 1 HOME CAMPUS , DES MOINES, IA 50328, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).**
Said Deed made by **JOSE BADAJOZ** and recorded on 03/04/2005 as Inst# 05 0498635 in Book Page in the office of the LOS ANGELES County Recorder, CA.

Dated: 02/20/2007
WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA

By:
MARY JO MCGOWAN ASST. VICE PRESIDENT

STATE OF FLORIDA COUNTY OF PINELLAS
On 02/20/2007 before me, MARIA LEONOR GERHOLDT (DD 0434521) , Notary Public, personally appeared MARY JO MCGOWAN , personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person, or entity upon behalf of which the person acted, executed the same.
WITNESS MY hand and official seal.

MARIA LEONOR GERHOLDT (DD 0434521) Notary Public

My Commission expires: 05/26/2009
Prep by: J. Lesinski/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152



WFB WMASN 6749020

CJ1299613

MARIA LEONOR GERHOLDT
Notary Public State of Florida
My Commission Exp. May 26, 2009
No DD 0434521
Bonded through (800) 432-4254
Florida Notary Assn. Inc.

2

Recording requested by:
LSI Title Company

When Recorded Mail To:
NDEx West, L.L.C.
15000 Surveyor Boulevard, Suite 500
Addison, Texas 75001-9013



APN #: 5178-016-025
Property Address:
3126 BOULDER STREET
LOS ANGELES, CALIFORNIA 90063

Space above this line for Recorder's use only

Trustee Sale No. : 20130010100757 Title Order No.: 130109904

SUBSTITUTION OF TRUSTEE

WHEREAS, **JOSE BADAJOZ** was the original Trustor, **CALIFORNIA RECONVEYANCE COMPANY** was the original Trustee and **WASHINGTON MUTUAL BANK, FA** was the original Beneficiary, under that certain Deed of Trust dated 02/16/2005 and Recorded on 03/04/2005 as Instrument No. 05 0498635 of official records in the Office of the Recorder of Los Angeles County, California; and WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust and WHEREAS, the undersigned desires to substitute a new Trustee under the said Deed of Trust in place and stead of said present Trustee.

NOW, THEREFORE, the undersigned hereby substitutes, **NDEx West, L.L.C., WHOSE ADDRESS IS: 15000 Surveyor Boulevard, Suite 500, Addison, Texas 75001-9013**, as Trustee under said Deed of Trust.

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

DATED:

MAY 15 2013

WELLS FARGO BANK, N.A. By NDEx West, LLC
It's Attorney in Fact

Ric Juarez - Assistant Vice President/Foreclosure Operations

State of TEXAS

County of DALLAS

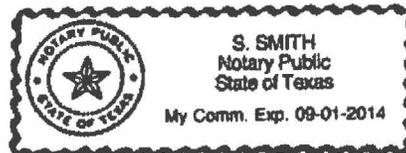
MAY 15 2013

On _____ before me, S. Smith, Notary Public, personally appeared Ric Juarez who is known to me 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: S. Smith (Seal)

My commission expires: 9-1-14



7D

RECORDING REQUESTED BY

2

AND WHEN RECORDED MAIL TO
INDIANA LUMBERMENS MUTUAL
INSURANCE COMPANY
P.O. BOX 68932
INDIANAPOLIS, IN 46268
1-800-969-1827

06 2901269

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST, made this 13 day of December, 2006 between
JOSE BADAJOZ, herein called TRUSTOR

whose address is 3126 BOULDER ST, LOS ANGELES, CA 90063-4009
UNDERWRITERS SURETY, INC., an Indiana Corporation, whose address is 3905 Vincennes Road, Suite 200, Indianapolis, IN
46268 herein called TRUSTEE. INDIANA LUMBERMENS MUTUAL INSURANCE COMPANY, herein called BENEFICIARY, whose
address is P.O. Box 68932, Indianapolis, IN 46268.

WITNESSETH: That Trustor irrevocably GRANTS to TRUSTEE, IN TRUST, WITH POWER OF SALE, all that property in the
County of LOS ANGELES, State of California, described as:

Commonly known as: LOT 136 & 137 Block: 3 Subdivision:
HIGHLAND HEIGHTS TRACT MAP REF: HB6 PG 70

APP: 5178-016-025

FOR THE PURPOSE OF SECURING payment to the said Beneficiary: (1) of all monies due to the Beneficiary and for all interest,
premiums, losses, costs, expenses, expenditures, including but not limited to reasonable attorney's fees and liability suffered, sustained,
made or incurred by the Beneficiary and as more fully set forth and described in a certain Bail Agreement
dated _____; and/or (2) on account of, growing out of, or resulting from the execution of a certain
bond # _____ in the amount of \$ 200,000.00 by
DEMETRIA'S BAIL BONDS as agent for Beneficiary on behalf of INDIANA Lumbermens in
the matter of THE PEOPLE OF THE STATE OF CALIFORNIA JOSE BADAJOZ; and/or (3) on
account of, growing out of, or resulting from the execution of any other bail bond executed by the Beneficiary in connection with or
relative to the above referred to action of Bail Agreement and for which amounts, and the matters set forth in the said Bail
Agreement, the property hereinabove referred to, stands as security.

TO PROTECT THE SECURITY OF THIS DEED OF TRUST, Trustor agrees: by execution and delivery of this Deed of Trust and
the Bail Agreement which it secures, to be bound by provisions (1) through (19), inclusive, contained in the fictitious
Deed of trust recorded in _____ County on _____. If recorded by book and page number,
then found in book _____ on page _____. If recorded as document or instrument number, then recorded as number
_____. 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 so that the references 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.

IT IS UNDERSTOOD AND AGREED that a certificate signed by the Beneficiary at any time hereafter stating, (1) that any bond
which is secured hereby has been declared forfeited; or that any premium due under any such bond has not been paid after
demand therefor has been made; or (2) that any loss, damage, expenditure or liability has been sustained by the Beneficiary or its
agent on account of the Bail Agreement, which certificate shall specify the date or dates and the amount or amounts of such loss,
damage, expenditure (including reasonable attorney's fees) or liability; that payment has been demanded of the party or parties on
whose behalf the aforesaid bond or bonds was or is about to be executed; and that such loss, damages, expenditures (including
said reasonable attorney's fees) or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the
Trustor; and shall be the warrant of the Trustee to proceed forthwith to foreclose upon and sell the security herein, and from the
proceeds of such sale (after deducting expenses including cost and search of evidence of title) pay to the Beneficiary the amount
so certified, including interest at ten percent per annum from the date of demand to date of payment and attorney's fees.

ALL PURPOSE ACKNOWLEDGMENT

State of California
County of Los Angeles } ss.

On 12-13-06 before me, Rosa Macias, a Notary Public, personally appeared, Jose Badajoz, 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

Signature Rosa Macias



◆◆◆ COMPLETING THE FOLLOWING INFORMATION IS NOT LEGALLY MANDATED ◆◆◆

The information set forth below is an effort to protect members of the public, the Notary Public, or other officer from unauthorized use of this form. Please note: the capacity(ies) of the signers are NOT certified by the Notary Public or other officer and have not and will not be verified in any way by the Notary Public or other officer.

ATTENTION: THE IDENTIFIABLE ATTRIBUTES OF THE ATTACHED DOCUMENT ARE AS LISTED BELOW

Type or Title of Document: Deed of Trust

Date of Document: 12-13-06 Number of pages (including attached exhibits) 2

Name(s) of Creditable Witness(es), if any: _____

The Signer(s) claimed the following capacity(ies)

Signatory's Name: X Jose Badajoz

- Individual
- Corporate Officer: (Position) _____
- Partner: (Limited) (General) _____
- L.L.C.: (Position) _____
- Trustee
- Attorney in Fact
- Conservator
- Guardian

Other: Deed of Trust

Signatory's Name: _____

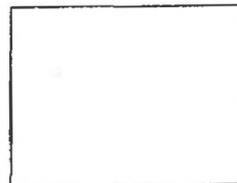
- Individual
- Corporate Officer: (Position) _____
- Partner: (Limited) (General) _____
- L.L.C.: (Position) _____
- Trustee
- Attorney in Fact
- Conservator
- Guardian

Other: _____



THUMBPRINT: Identify below only if the print is OTHER THAN RIGHT thumbprint of the signer: Jose Badajoz

Jose Badajoz



THUMBPRINT: Identify below only if the print is OTHER THAN RIGHT thumbprint of the signer: _____

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



2

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. 5375165)

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:

HYLAND HEIGHTS TRACT 3 136 M B 6-70/71

HYLAND HEIGHTS TRACT 3 137 M B 6-70/71

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 5178-016-025
AKA 3128 E BOULDER ST
LOS ANGELES

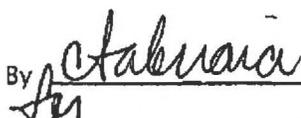
Owner:

BADAJOS JOSE
3126 BOULDER ST
LOS ANGELES CA, 90063

DATED: This 08th Day of March, 2012

CITY OF LOS ANGELES

By



Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **ROGER BRUCE**

Date: **January 08, 2015**

JOB ADDRESS: **3128 EAST BOULDER STREET, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5178-016-025**

Last Full Title: **07/02/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). JOSE BADAJOZ
3126 BOULDER ST.
LOS ANGELES, CA. 90063
CAPACITY: OWNER

- 2). WASHINGTON MUTUAL BANK, F.A.
C/O ACS IMAGE SOLUTIONS
12691 PLAZA DRIVE, MS156DPCA
GARDEN GROVE, CA 92841
CAPACITY: INTERESTED PARTIES

- 3). WELLS FARGO BANK, N.A.
1 HOME CAMPUS
DES MOINES, IA 50328
CAPACITY: INTERESTED PARTIES

- 4). NDEX WEST, LLC
15000 SURVEYOR BLVD., SUITE 500
ADDISON, TX 75001-9013
CAPACITY: INTERESTED PARTIES

- 5). INDIANA LUMBERMENS MUTUAL INS. CO.
P.O. BOX 68932
INDIANAPOLIS, IN 46268
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
3126 BOULDER ST, LOS ANGELES, CA 90063-4009



Bldg Card: 000 of 002

Owner Information

Owner Name: **BADAJOS JOSE**
 Mailing Address: **3126 BOULDER ST, LOS ANGELES CA 90063-4009 C013**
 Vesting Codes: **SM //**

Location Information

Legal Description: **HYLAND HEIGHTS TRACT LOTS 136 AND LOT 137**
 County: **LOS ANGELES, CA** APN: **5178-016-025**
 Census Tract / Block: **2038.00 / 3** Alternate APN:
 Township-Range-Sect: Subdivision: **HYLAND HEIGHTS TR**
 Legal Book/Page: **6-70** Map Reference: **45-C4 /**
 Legal Lot: **137** Tract #: **LOS ANGELES**
 Legal Block: **3** School District:
 Market Area: **BOYH** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **05/22/2002 / 04/30/2002** 1st Mtg Amount/Type: **\$232,200 / CONV**
 Sale Price: **\$258,000** 1st Mtg Int. Rate/Type: **7.62 / ADJ**
 Sale Type: **FULL** 1st Mtg Document #: **1178591**
 Document #: **1178590** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$130.04**
 New Construction: Multi/Split Sale:
 Title Company: **FIDELITY NATIONAL TITLE CO**
 Lender: **MILLENNIUM MTG CORP**
 Seller Name: **CHESLEY LLC**

Prior Sale Information

Prior Rec/Sale Date: **07/18/1991 / 06/1991** Prior Lender: **ROCKFORD FIN'L**
 Prior Sale Price: **\$220,000** Prior 1st Mtg Amt/Type: **\$165,000 / CONV**
 Prior Doc Number: **1105972** Prior 1st Mtg Rate/Type: **/ ADJ**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,984	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:	6	Finish Bsmnt Area:		Pool:	
Bath(F/H):	4 /	Basement Type:		Air Cond:	
Year Built / Eff:	1912 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements:

Site Information

Zoning:	LAR2	Acres:	0.15	County Use:	DUPLEX (0200)
Lot Area:	6,508	Lot Width/Depth:	x	State Use:	
Land Use:	DUPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$317,121	Assessed Year:	2015	Property Tax:	\$3,951.02
Land Value:	\$169,623	Improved %:	47%	Tax Area:	4
Improvement Value:	\$147,498	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$310,121				

Comparable Sales Report

For Property Located At

3126 BOULDER ST, LOS ANGELES, CA 90063-4009



7 Comparable(s) Selected.

Report Date: 09/08/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$258,000	\$320,000	\$560,000	\$411,143
Bldg/Living Area	1,984	1,736	2,146	1,880
Price/Sqft	\$130.04	\$175.44	\$318.18	\$219.94
Year Built	1912	1906	2006	1947
Lot Area	6,508	4,801	6,654	6,020
Bedrooms	6	4	6	5
Bathrooms/Restrooms	4	2	3	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$317,121	\$255,000	\$352,978	\$294,466
Distance From Subject	0.00	0.02	0.48	0.20

* = user supplied for search only

Comp #:	1	Distance From Subject: 0.02 (miles)		
Address:	3135 BOULDER ST, LOS ANGELES, CA 90063-4008			
Owner Name:	HUGHES CASEY S/HUGHES SALLY S			
Seller Name:	LUGO STEVE A			
APN:	5178-015-008	Map Reference:	45-C4 /	Living Area: 1,736
County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:
Subdivision:	HYLAND HEIGHTS TR	Zoning:	LAR2	Bedrooms: 4
Rec Date:	05/22/2015	Prior Rec Date:	02/16/1994	Bath(F/H): 2 /
Sale Date:	04/06/2015	Prior Sale Date:		Yr Built/Eff: 1960 /
Sale Price:	\$415,000	Prior Sale Price:		Air Cond:
Sale Type:	FULL	Prior Sale Type:		Style:
Document #:	604417	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$332,000	Lot Area:	6,500	Pool:
Total Value:	\$270,103	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

Comp #:	2	Distance From Subject: 0.06 (miles)		
Address:	3136 MALABAR ST, LOS ANGELES, CA 90063-4019			
Owner Name:	PALMA DAVID/WEST-PALMA YVONNE			
Seller Name:	AA CAPITAL INVS INC			
APN:	5178-015-010	Map Reference:	45-C3 /	Living Area: 2,146
County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:
Subdivision:	HYLAND HEIGHTS TR	Zoning:	LAR2	Bedrooms: 6
Rec Date:	02/18/2015	Prior Rec Date:	07/24/1973	Bath(F/H): 2 /
Sale Date:	01/20/2015	Prior Sale Date:		Yr Built/Eff: 1906 /
Sale Price:	\$477,000	Prior Sale Price:	\$23,500	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	172613	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$357,750	Lot Area:	6,489	Pool:
Total Value:	\$320,000	# of Stories:		Roof Mat:
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:

Comp #:	3	Distance From Subject: 0.1 (miles)		
Address:	3137 E SIDE BLVD, LOS ANGELES, CA 90063-2821			
Owner Name:	ENRAMADA PROPERTIES LLC			
Seller Name:	GONZALEZ LIDIA P			
APN:	5178-021-019	Map Reference:	45-C4 /	Living Area: 1,824
County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:
Subdivision:	HYLAND HEIGHTS TR	Zoning:	LAR2	Bedrooms: 5
Rec Date:	07/14/2015	Prior Rec Date:	05/03/2001	Bath(F/H): 2 /
Sale Date:	06/18/2015	Prior Sale Date:	05/01/2001	Yr Built/Eff: 1923 /
Sale Price:	\$320,000	Prior Sale Price:	\$185,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	847246	Acres:	0.15	Fireplace: /
1st Mtg Amt:	\$256,000	Lot Area:	6,499	Pool:
Total Value:	\$261,246	# of Stories:	1.00	Roof Mat: COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking: GARAGE

Comp #:	4	Distance From Subject: 0.1 (miles)		
Address:	3201 FOLSOM ST, LOS ANGELES, CA 90063-2827			
Owner Name:	SIEGEL MICHAEL/FUKUSHIMA MAYUMI			
Seller Name:	JIMENEZ JOSE & DELLA			
APN:	5178-014-017	Map Reference:	45-C4 /	Living Area: 2,068

County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:	12
Subdivision:	4812	Zoning:	LAR2	Bedrooms:	4
Rec Date:	03/23/2015	Prior Rec Date:	09/15/1992	Bath(F/H):	3 /
Sale Date:	12/12/2014	Prior Sale Date:		Yr Built/Eff:	1914 / 1967
Sale Price:	\$372,000	Prior Sale Price:		Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	309490	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$279,000	Lot Area:	6,321	Pool:	
Total Value:	\$274,058	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:5				Distance From Subject:0.29 (miles)	
Address:	434 N BERNAL AVE, LOS ANGELES, CA 90063-2812				
Owner Name:	GERSTNER ELIOT/CHEN JINGRAN				
Seller Name:	GAMBOA ADRIANA				
APN:	5178-026-010	Map Reference:	45-C4 /	Living Area:	1,760
County:	LOS ANGELES, CA	Census Tract:	2038.00	Total Rooms:	
Subdivision:	4812	Zoning:	LAR2	Bedrooms:	4
Rec Date:	01/29/2015	Prior Rec Date:	11/15/2012	Bath(F/H):	2 /
Sale Date:	01/06/2015	Prior Sale Date:	10/02/2012	Yr Built/Eff:	2006 / 2006
Sale Price:	\$560,000	Prior Sale Price:	\$344,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	102737	Acres:	0.11	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,873	Pool:	
Total Value:	\$352,978	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:6				Distance From Subject:0.38 (miles)	
Address:	819 N DITMAN AVE, LOS ANGELES, CA 90063-3810				
Owner Name:	DENG QINGGAO/MA QIAO P				
Seller Name:	FEDERAL NATL MTG ASSN FNMA				
APN:	5231-013-014	Map Reference:	45-C4 /	Living Area:	1,840
County:	LOS ANGELES, CA	Census Tract:	5309.01	Total Rooms:	
Subdivision:	JANSS	Zoning:	LCR2*	Bedrooms:	5
Rec Date:	03/24/2015	Prior Rec Date:	08/23/2006	Bath(F/H):	2 /
Sale Date:	03/19/2015	Prior Sale Date:	07/25/2006	Yr Built/Eff:	1960 /
Sale Price:	\$381,000	Prior Sale Price:	\$540,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	316728	Acres:	0.15	Fireplace:	/
1st Mtg Amt:	\$266,700	Lot Area:	6,654	Pool:	
Total Value:	\$327,874	# of Stories:		Roof Mat:	
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	

Comp #:7				Distance From Subject:0.48 (miles)	
Address:	3069 GANAHL ST, LOS ANGELES, CA 90063-2612				
Owner Name:	GAGULASHVILI DAVID A/SANNIKOVA OLGA				
Seller Name:	SET OF STONE REAL ESTATE & INVEST				
APN:	5229-005-004	Map Reference:	45-C3 /	Living Area:	1,786
County:	LOS ANGELES, CA	Census Tract:	2032.00	Total Rooms:	7
Subdivision:	2941	Zoning:	LAR2	Bedrooms:	4
Rec Date:	01/07/2015	Prior Rec Date:	09/23/2014	Bath(F/H):	2 /
Sale Date:	10/15/2014	Prior Sale Date:	08/15/2014	Yr Built/Eff:	1965 /
Sale Price:	\$353,000	Prior Sale Price:	\$255,000	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	18348	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$247,100	Lot Area:	4,801	Pool:	
Total Value:	\$255,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	DUPLEX	Park Area/Cap#:	/	Parking:	GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: **ROGER BRUCE**
JOB ADDRESS: **3128 EAST BOULDER STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5178-016-025**

Date: **January 08, 2015**

CASE#: **428149**
ORDER NO: **A-2866622**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 11, 2011**
COMPLIANCE EXPECTED DATE: **November 10, 2011**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2866622

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

HELENA JUBANY
VICE-PRESIDENT

VAN AMBATIOLOS
VICTOR H. CUEVAS
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVRUM
GENERAL MANAGER

RAYMOND S. CHAN, C.E., S.E.
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

BADAJOS, JOSE
3126 BOULDER ST
LOS ANGELES, CA 90063

CASE #: 428149
ORDER #: A-2866622
EFFECTIVE DATE: October 11, 2011
COMPLIANCE DATE: November 10, 2011

OWNER OF
SITE ADDRESS: 3128 E BOULDER ST

LPK
OCT 06 2011

ASSESSORS PARCEL NO.: 5178-016-025
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, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98:0421 L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

Any person who fails to pay the fee, late charge and collection fee, shall also pay interest. Interest shall be calculated at the rate of one percent per month.

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

VIOLATION(S):

1. **Unapproved plumbing. Including but not limited to; Water supply pipes, waste and vent pipes, gas pipes, water heater.**

You are therefore ordered to: Remove the unapproved plumbing, including but not limited to; Water supply pipes, waste and vent pipes, gas pipes, water heater.

Code Section(s) in Violation: 94.102.2.4, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Location: Attached to the exterior walls of the rear dwelling unit, at the east and rear yards.

2. **Plumbing permit is required to inspect that the plumbing is restored to an approved condition.**

You are therefore ordered to: 1) Obtain the required plumbing permit to restore the plumbing to an approved condition, and, to relocate the water heater to an approved location.

Code Section(s) in Violation: 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

Comments: Disconnect the unapproved plumbing at all points where connected to the original approved installed plumbing.

1010207201244250

3. Inspection is required.

You are therefore ordered to: Expose the water supply pipes, waste pipes, and gas pipes disconnected from the unapproved installation that shall be restored to an approved condition.

Code Section(s) in Violation: 94.103.5.1.4, 94.103.1.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.0411 L.A.M.C.

NOTE: FAILURE TO PAY THE NON-COMPLIANCE FEE WITHIN 30 DAYS AFTER THE DATE OF MAILING THE INVOICE, MAY RESULT IN A LATE CHARGE OF TWO (2) TIMES THE NON-COMPLIANCE FEE PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,925.00.

Any person who fails to pay the non-compliance fee, late charge and collection fee shall also pay interest. Interest shall be calculated at the rate of one percent per month.

PENALTY WARNING:

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

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.

If you have any questions or require any additional information please feel free to contact me at (213)252-3051.

Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: John Stephens

Date: October 05, 2011

JOHN STEPHENS
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3051

REVIEWED BY


1010207201244259

