

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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

September 24, 2015

Council District: # 8

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

JOB ADDRESS: **1834 WEST 85TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-032-022**

On June 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: **1834 West 85th 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.

Pursuant to Section 98.0421, the property owner was issued an order on June 19, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Title Report fee	42.00
Grand Total	\$ 1,288.56

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 **\$1,288.56** 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 **\$1,288.56** 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 L. WOLCOTT, CITY CLERK

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. T12223
 Dated as of: 08/06/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6035-032-022

Property Address: 1834 W 85TH ST ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Leroy Bowling, an unmarried man and Betty J. Jones, an unmarried woman, as joint tenants

Grantor : Leroy Bowling, an unmarried man and Betty J. Gallegos, an married woman, as joint tenants

Deed Date : 2/27/2002

Recorded : 4/8/2002

Instr No. : 02-0822529

Mailing Address: Leroy Bowling and Betty J. Jones
 1834 West 85th Street, Los Angeles, CA 90047.

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 36 in Block 1 of Tract No. 4552 as shown on a Map in Book 49, Pages 68 and 69 of Maps in the Office of the County Recorder of said County.

Assessor's Parcel No: 6035-032-022

MORTGAGES/LIENS

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

Amount : \$65,000.00

Dated : 9/5/1995

Trustor : Leroy Bowling and Betty J. Gallegos

Trustee : West Coast Lenders Service Corporation

Beneficiary : Admiral Home Loan DBA Admiral Mortgage Company, a California Corporation



02-0822529

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:01 AM APR 08 2002

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

Deed

FEE

FEE \$10 Q
2

D.T.T.

NOTIFICATION SENT \$4 ©

CODE
20
CODE
19
CODE
8

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

4035

632

002

001

THIS FORM IS NOT TO BE DUPLICATED

EXHIBIT A

Recording Requested By:

02-0822529

When recorded mail document
and tax statements to:
LEROY BOWLING
BETTY J. JONES
1834 W. 85th STREET
LOS ANGELES, CA 90047

Grant Deed

APN: 6035-032-022

The undersigned declares that the Documentary Transfer Tax is

\$ 0 and City Tax \$ 0 and is

- computed on the full value of the property conveyed; OR IS
- computed on the full value less liens or encumbrances remaining thereon at the time of sale
- Unincorporated area City of LOS ANGELES

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Leroy Bowling, an unmarried man
an Betty J. Gallegos, an unmarried woman, as joint tenants.

hereby grants to

Leroy Bowling, an unmarried man
Betty J. Jones, an unmarried woman, as Joint Tenants

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

Lot 36 in Block 1 of Tract No. 4552 as shown on a map in book 49, pages 68
and 69 of maps in the Office of the County Recorder of said County.

Property Known as: 1834 West 85th Street, Los Angeles, CA 90047

"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."

Dated: February 27, 2002

Leroy Bowling
Leroy Bowling

Betty J. Gallegos
Betty J. Gallegos

State of California
County of Los Angeles

On 2/27/02 before me, Felipe Heras, a Notary Public in and for said County and State
personally appeared BETTY J. GALLEGOS

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.
Felipe Heras
Felipe Heras



Mail Tax Statements as directed above



EXHIBIT A

State of ~~California~~ ^{HAWAII})
County of ~~GENESSEE~~)

On 4-4-02 before me, LEROY BOWLING
personally appeared LeRoy Bowling

personally known to me (or proved to me 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 Shirley J. Hill

SHIRLEY J. HILL
Notary Public, Genesee County, MI
My Commission Expires Nov. 28, 2004

EXHIBIT A

WJ MAIL TO

ADMIRAL MORTGAGE COMPANY
P.O. BOX 51057
PASADENA, CALIFORNIA 91115-1057

95 1547673

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
11:41 AM SEP 22 1995

Loan No. 9310860

483175-77

FEE \$ 29-11

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DEED OF TRUST

THIS DEED OF TRUST ("Security Instrument") is made on SEPTEMBER 5 19 95

The trustor is LEROY BOWLING, AN UNMARRIED MAN AND BETTY J. GALLEGOS, AN UNMARRIED WOMAN AS JOINT TENANTS

("Borrower").

The trustee is WEST COAST LENDERS SERVICE CORPORATION

("Trustee").

The beneficiary is ADMIRAL HOME LOAN DBA ADMIRAL MORTGAGE COMPANY, A CALIFORNIA CORPORATION

which is organized and existing under the laws of CALIFORNIA, and whose address is 1017 S. FAIR OAKS AVENUE

PASADENA, CALIFORNIA 91105 ("Lender").

Borrower owes Lender the principal sum of SIXTY FIVE THOUSAND AND 00/100*****

Dollars (U.S. \$ 65,000.00). This debt is evidenced by Borrower's note dated the same date as this Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and payable on OCTOBER 1 2025.

This Security Instrument secures to Lender: (a) the repayment of the debt evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in LOS ANGELES County, California:

LOT 36 IN BLOCK 1 OF TRACT NO. 4552, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 49, PAGE(S) 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

which has the address of 1834 WEST 85TH STREET
LOS ANGELES, California 90047
("Property Address").

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

21. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under paragraph 17 unless applicable law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument and sale of the Property. The notice shall further inform Borrower of the right to reinstate after acceleration and the right to bring a court action to assert the non-existence of a default or any other defense of Borrower to acceleration and sale. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 21, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

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

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

22. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs. Lender may charge such person or persons a fee for reconveying the Property, but only if the fee is paid to a third party (such as the Trustee) for services rendered and the charging of the fee is permitted under applicable law.

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

24. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

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

26. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants and agreements of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)]

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

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

Witnesses:

Leroy Bowling
LEROY BOWLING

(SEAL)
Borrower

Betty J. Gallegos
BETTY J. GALLEGOS

(SEAL)
Borrower

(SEAL)
Borrower

(SEAL)
Borrower

(SEAL)
Borrower

(SEAL)
Borrower

(Space Below This Line Reserved For Acknowledgment)

State of California, LOS ANGELES County ss:

On SEPTEMBER 7, 1995 before me RHONDA N. CUNNINGHAM, NOTARY PUBLIC
(Name, Title of Officer)

personally appeared LEROY BOWLING & BETTY J. GALLEGOS (ONLY)

personally knows 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 Rhonda N. Cunningham
RHONDA N. CUNNINGHAM

(This area for official notarial seal)

STATE OF CALIFORNIA Michigan

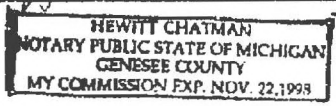
COUNTY OF Genesee

On 9-11-95 before me, Hewitt Chatman, Notary
Public, personally appeared

LEROY BOWLING personally

known to me (or proved on the basis of satisfactory evidence) to be the person(s) whose name(s) is 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 Hewitt Chatman



(This area for official notarial seal)

95 1547673

Order No. -77
Escrow No. 12773-RC
Loan No. 9310860

96 462642

After Recording Return To:
Richardson Consulting Group, Inc.
505-A San Marin Drive #110
Novato, CA 94945

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
8:21 AM MAR 22 1996

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Corporation Assignment of Deed of Trust

601 3353
FEES
DAF \$2

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
BERKELEY FEDERAL BANK & TRUST FSB

NCPF Code 19 \$300

all beneficial interest under that certain Deed of Trust dated SEPTEMBER 5, 1995
executed by LEROY BOWLING, AN UNMARRIED MAN AND BETTY J. GALLEGOS, AN
UNMARRIED WOMAN AS JOINT TENANTS

to WEST COAST LENDERS SERVICE CORPORATION

Trustor,

and recorded as Instrument No. 95-1547673 on 9/22/95 in book
of Official Records in the County Recorder's office of LOS ANGELES
CALIFORNIA, describing land therein as:

Trustee,
page
County,

LOT 36 IN BLOCK 1 OF TRACT NO. 4552, IN THE CITY OF LOS ANGELES, IN THE
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK
49, PAGE(S) 68 AND 69 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

TOGETHER with the note or notes therein described or referred to, the money due and to become due
thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

SS.

ADMIRAL HOME LOAN DBA ADMIRAL
MORTGAGE COMPANY, A CALIFORNIA
CORPORATION.

On SEPTEMBER 13, 1995
VEE W. KOSTER

before me,

personally appeared Belinda Claravall,
Vice-President

Belinda Claravall

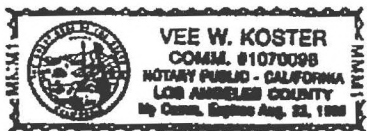
Belinda Claravall,
Vice-President

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

Ve W Koster



(This area for official notarial seal)

97-1497994

WHEN RECORDED MAIL TO:
Principal Portfolio Services, Inc.
3150 Bristol St. Suite 250
Costa Mesa, CA 92626

Pool Number: Loan Number: 6012363

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
10:41 AM SEP 29 1997

FFE \$10	G
DAF \$2	
C-20	2

ASSIGNMENT OF DEED OF TRUST
CALIFORNIA

This ASSIGNMENT OF DEED OF TRUST is made and entered into as of this 26th day of April, 1996, from
BERKELEY FEDERAL BANK & TRUST FSB, whose address is The Forum, Suite 105, 1665 Palm Beach Lakes Blvd.,
West Palm Beach, Florida 33401 ("Assignor") to

3401 Centinela
Chico, CA 91761

Bankers Trust Company as Trustee of AMRESCO
Residential Securities Corporation Mortgage Loan
Trust 1006-4 under the Pooling and Servicing
Agreement dated as of August 1, 1996, whose address is
("Assignee").

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the
Assignor does by these presents hereby grant, bargain, sell, transfer and set over unto the Assignee, its successors,
transferees and assigns forever, in trust, all of the right, title and interest of said Assignor in and to the following deed
of trust describing land therein, duly recorded in the Office of the County Recorder of Los Angeles County, State of
CALIFORNIA, as follows:

Trustor: Leroy Bowling and Betty J. Gallegos
Trustee: West Coast Lenders Service Corporation
Beneficiary: Admiral Home Loan DBA Admiral Mortgage Company
Document Date: 9/8/95
Date Recorded: 9/22/95
Document/Instrument/Entry Number: 95-1547873
Tax Parcel ID Number: 8035-32-22
Property Address: 1834 West 85th Street, Los Angeles, CA

Property more particularly described in the above referenced Deed of Trust.

Together with any and all notes and obligations therein described or referred to, the debt respectively secured
thereby and all sums of money due and to become due thereon, with interest thereon, and attorney's fees and all other
charges.

This Assignment is made, without recourse, representation or warranty.

DATED: April 26, 1996.

BERKELEY FEDERAL BANK & TRUST FSB

97014101409

BY: Donald L. St. John

NAME: Donald L. St. John
TITLE: Manager, Mortgage Operations

Ga 11/05
2123180

2

01 2189521

PREPARED BY: KC WILSON

When Recorded Mail To:
First American Title Insurance
Attention: Carmelina Lara
3 First American Way
Santa Ana, CA 92707

858342

2001-3
8366361 - AMR 017

ASSIGNMENT OF DEED OF TRUST

LOAN #: 6013353

FOR VALUE RECEIVED:
ASSIGNOR:

BANKERS TRUST COMPANY AS TRUSTEE OF
AMRESO RESIDENTIAL SECURITIES CORPORATION MORTGAGE
LOAN TRUST 1996-4 UNDER THE POOLING AND SERVICING AGREEMENT
DATED AS OF AUGUST 1, 1996

ASSIGNOR'S ADDRESS:

1761 EAST ST. ANDREW PLACE
SANTA ANA, CA 92705

HEREBY GRANTS, ASSIGNS, AND TRANSFERS TO:

ASSIGNEE: **CHASE MANHATTAN BANK

ASSIGNEE: The Chase Manhattan Bank, as Trustee under the
Pooling and Servicing Agreement, dated as of August 1, 2001, among
Credit-Based Asset Servicing and Securitization LLC, Residential Asset
Funding Corporation, Litzon Loan Servicing LP and The Chase Manhattan
Bank, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2001-CB3,
without recourse

ASSIGNEE'S ADDRESS:

450 West 33rd Street, New York, NY 10001

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST:

DATED: 9/5/95
ORIGINAL LOAN AMOUNT: \$65,000.00
TRUSTOR/BORROWER: LEROY BOWLING AND BETTY J GALLEGOS
ORIGINAL BENEFICIARY: ADMIRAL HOME LOAN DBA ADMIRAL MORTGAGE COMPANY
TRUSTEE: WEST COAST LENDERS SERVICE CORPORATION

RECORDED IN THE OFFICIAL REAL PROPERTY RECORDS OF LOS ANGELES COUNTY, CALIFORNIA
RECORDED: 9/22/95 IN BOOK/VOLUME/LIBER: PAGE: DOCUMENT: 95 1547673

PROPERTY SUBJECT TO LIEN: 1834 WEST 85TH STREET
LOS ANGELES, CA 90047

TOGETHER WITH THE NOTE OR NOTES THEREIN DESCRIBED OR REFERRED TO, THE MONEY DUE AND
TO BECOME DUE THEREON WITH INTEREST AND ALL RIGHTS ACCRUED OR TO ACCRUE UNDER SAID
DEED OF TRUST.

BANKERS TRUST COMPANY

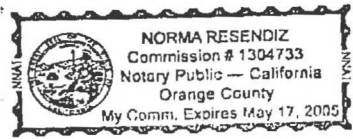
BY: [Signature]
NAME: Almee Kemmeter
TITLE: Assistant Vice President

STATE OF California) SS:
COUNTY OF Orange

ON JUN 19 2001, 2001, BEFORE ME, PERSONALLY APPEARED Almee Kemmeter
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/HE/ 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



DO NOT GO BELOW THIS LINE

EXHIBIT B

ASSIGNED INSPECTOR: DALE SCHWARTZ
JOB ADDRESS: 1834 WEST 85TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6035-032-022

Date: September 24, 2015

Last Full Title: 08/06/2015

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). LEROY BOWLING AND BETTY J. JONES
1834 W. 85TH ST.
LOS ANGELES, CA 90047
CAPACITY: OWNERS

- 2). ADMIRAL HOME LOAN DBA: ADMIRAL MORTGAGE COMPANY
1017 S. FAIR OAKS AVE.
PASADENA, CA 91105
CAPACITY: INTERESTED PARTIES

- 3). CHASE MANHATTAN BANK, TRUSTEE
C-BASS MORTGAGE LOAN ASSET-BASED CERTIFICATES, SERIES 2001-CB3
450 W. 33RD ST.
NEW YORK, NY 10001
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
1834 W 85TH ST, LOS ANGELES, CA 90047-3005



Owner Information

Owner Name: **BOWLING LEROY/JONES BETTY J**
 Mailing Address: **1834 W 85TH ST, LOS ANGELES CA 90047-3005 C004**
 Vesting Codes: **UM / A / JT**

Location Information

Legal Description:	TRACT # 4552 LOT 36	APN:	6035-032-022
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2381.00 / 2	Subdivision:	4552
Township-Range-Sect:		Map Reference:	57-E1 /
Legal Book/Page:	49-68	Tract #:	4552
Legal Lot:	36	School District:	LOS ANGELES
Legal Block:	1	School District Name:	
Market Area:	C36	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/08/2002 / 02/27/2002	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	
Document #:	822529		

Last Market Sale Information

Recording/Sale Date:	07/17/1981 /	1st Mtg Amount/Type:	\$40,000 / PRIVATE PARTY
Sale Price:	\$50,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	711600	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$34.20
New Construction:		Multi/Split Sale:	

Lender:
 Seller Name: **NATL TITANIUM CORP**

Prior Sale Information

Prior Rec/Sale Date:	07/17/1981 /	Prior Lender:	
Prior Sale Price:	\$50,000	Prior 1st Mtg Amt/Type:	\$40,000 / CONV
Prior Doc Number:	71160	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,462	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1940 / 1940	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	
Other Improvements:	FENCE				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,730	Lot Width/Depth:	50 x 134	State Use:	
Land Use:	SFR	Res/Comm Units:	1 /	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

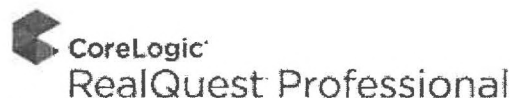
Tax Information

Total Value:	\$144,351	Assessed Year:	2015	Property Tax:	\$1,856.44
Land Value:	\$83,984	Improved %:	42%	Tax Area:	212
Improvement Value:	\$60,367	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$137,351				

Comparable Sales Report

For Property Located At

1834 W 85TH ST, LOS ANGELES, CA 90047-3005



19 Comparable(s) Selected.

Report Date: 09/23/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$50,000	\$282,000	\$1,980,364	\$457,993
Bldg/Living Area	1,462	1,248	1,656	1,506
Price/Sqft	\$34.20	\$170.29	\$1,348.10	\$305.92
Year Built	1940	1924	1939	1930
Lot Area	6,730	4,673	6,752	5,744
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	1.00	1.00	1.00	1.00
Total Value	\$144,351	\$40,953	\$395,255	\$226,311
Distance From Subject	0.00	0.11	0.50	0.34

*= user supplied for search only

Comp #:1		Distance From Subject:0.11 (miles)	
Address: 1947 W 85TH ST, LOS ANGELES, CA 90047-2914			
Owner Name: CORRAL JAVIER			
Seller Name: FEDERAL NATL MTG ASSN FNMA			
APN:	6035-026-011	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	06/22/2015	Prior Rec Date:	08/16/1990
Sale Date:	06/18/2015	Prior Sale Date:	07/1990
Sale Price:	\$334,000	Prior Sale Price:	\$142,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	736923	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,855
Total Value:	\$324,400	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,540
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1930 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.12 (miles)	
Address: 1923 W 84TH PL, LOS ANGELES, CA 90047-2902			
Owner Name: WIMMER SETH D & DEANNA A			
Seller Name: NEXT LEVEL PROPERTY INVESTMENT			
APN:	6035-023-020	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	07/29/2015	Prior Rec Date:	03/20/2015
Sale Date:	07/16/2015	Prior Sale Date:	03/02/2015
Sale Price:	\$442,000	Prior Sale Price:	\$250,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	925092	Acres:	0.14
1st Mtg Amt:	\$150,000	Lot Area:	5,974
Total Value:	\$44,820	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,528
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.13 (miles)	
Address: 1950 W 84TH PL, LOS ANGELES, CA 90047-2901			
Owner Name: BRUGLIERA LISA			
Seller Name: EAGLE VISTA EQUITIES LLC			
APN:	6035-026-003	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	04/24/2015	Prior Rec Date:	01/30/2009
Sale Date:	04/07/2015	Prior Sale Date:	12/08/2008
Sale Price:	\$400,000	Prior Sale Price:	\$299,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	464877	Acres:	0.13
1st Mtg Amt:	\$392,755	Lot Area:	5,873
Total Value:	\$379,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,567
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1928 / 1928
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:4		Distance From Subject:0.23 (miles)	
Address: 2041 W 85TH ST, LOS ANGELES, CA 90047-2916			

Owner Name:	JOHNSON LORENZO R JR & CONSTANCE M				
Seller Name:	POUREBRAHIM EBRABIM				
APN:	6035-027-019	Map Reference:	57-D1 /	Living Area:	1,469
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	6
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/13/2015	Prior Rec Date:	11/06/2014	Bath(F/H):	2 /
Sale Date:	02/10/2015	Prior Sale Date:	11/03/2014	Yr Built/Eff:	1928 / 1928
Sale Price:	\$1,980,364	Prior Sale Price:	\$290,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	401543	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$389,000	Lot Area:	5,720	Pool:	
Total Value:	\$290,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION DETACHED GARAGE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	

Comp #:5		Distance From Subject:0.25 (miles)		
Address:	2051 W 84TH PL, LOS ANGELES, CA 90047-2904			
Owner Name:	LOVETT JUSTIN/TOMCZYSZYN TAYLOR			
Seller Name:	PINESET JOYCE D			
APN:	6035-022-017	Map Reference:		
County:	LOS ANGELES, CA	Census Tract:		
Subdivision:	7520	Zoning:		
Rec Date:	08/25/2015	Prior Rec Date:		
Sale Date:	07/24/2015	Prior Sale Date:		
Sale Price:	\$450,000	Prior Sale Price:		
Sale Type:	FULL	Prior Sale Type:		
Document #:	1044752	Acres:		
1st Mtg Amt:	\$405,000	Lot Area:		
Total Value:	\$395,255	# of Stories:		
Land Use:	SFR	Park Area/Cap#:		
			Living Area:	1,656
			Total Rooms:	5
			Bedrooms:	3
			Bath(F/H):	2 /
			Yr Built/Eff:	1927 / 1952
			Air Cond:	
			Style:	SPANISH
			Fireplace:	Y / 1
			Pool:	
			Roof Mat:	ROLL COMPOSITION PARKING AVAIL
			Parking:	

Comp #:6		Distance From Subject:0.3 (miles)		
Address:	1951 W 82ND ST, LOS ANGELES, CA 90047-2645			
Owner Name:	PARSON FABIAN			
Seller Name:	FEDERAL NATL MTG ASSN FNMA			
APN:	6035-010-014	Map Reference:		
County:	LOS ANGELES, CA	Census Tract:		
Subdivision:	7520	Zoning:		
Rec Date:	04/29/2015	Prior Rec Date:		
Sale Date:	04/22/2015	Prior Sale Date:		
Sale Price:	\$321,000	Prior Sale Price:		
Sale Type:	FULL	Prior Sale Type:		
Document #:	484580	Acres:		
1st Mtg Amt:	\$315,185	Lot Area:		
Total Value:	\$340,673	# of Stories:		
Land Use:	SFR	Park Area/Cap#:		
			Living Area:	1,248
			Total Rooms:	5
			Bedrooms:	2
			Bath(F/H):	1 /
			Yr Built/Eff:	1927 / 1927
			Air Cond:	
			Style:	SPANISH
			Fireplace:	Y / 1
			Pool:	
			Roof Mat:	ROLL COMPOSITION PARKING AVAIL
			Parking:	

Comp #:7		Distance From Subject:0.33 (miles)		
Address:	8734 LA SALLE AVE, LOS ANGELES, CA 90047-3319			
Owner Name:	SADASIVAN ALEXIS N/WESEMAN LISA A			
Seller Name:	CROSSLINK VENTURES INC			
APN:	6037-003-012	Map Reference:		
County:	LOS ANGELES, CA	Census Tract:		
Subdivision:	622	Zoning:		
Rec Date:	07/07/2015	Prior Rec Date:		
Sale Date:	06/26/2015	Prior Sale Date:		
Sale Price:	\$392,000	Prior Sale Price:		
Sale Type:	FULL	Prior Sale Type:		
Document #:	811827	Acres:		
1st Mtg Amt:	\$372,400	Lot Area:		
Total Value:	\$40,953	# of Stories:		
Land Use:	SFR	Park Area/Cap#:		
			Living Area:	1,325
			Total Rooms:	6
			Bedrooms:	3
			Bath(F/H):	1 /
			Yr Built/Eff:	1930 / 1930
			Air Cond:	
			Style:	SPANISH
			Fireplace:	/
			Pool:	
			Roof Mat:	ROLL COMPOSITION PARKING AVAIL
			Parking:	

Comp #:8		Distance From Subject:0.34 (miles)		
Address:	8904 RUTHELEN ST, LOS ANGELES, CA 90047-3544			
Owner Name:	ADOLPH MILTON			
Seller Name:	JAMES ASHLEI			
APN:	6036-019-029	Map Reference:		
County:	LOS ANGELES, CA	Census Tract:		
Subdivision:	7648	Zoning:		
Rec Date:	03/27/2015	Prior Rec Date:		
Sale Date:	01/22/2015	Prior Sale Date:		
Sale Price:	\$303,000	Prior Sale Price:		
Sale Type:	FULL	Prior Sale Type:		
Document #:	336279	Acres:		
1st Mtg Amt:	\$328,545	Lot Area:		
Total Value:	\$300,000	# of Stories:		
Land Use:	SFR	Park Area/Cap#:		
			Living Area:	1,408
			Total Rooms:	6
			Bedrooms:	3
			Bath(F/H):	2 /
			Yr Built/Eff:	1937 / 1948
			Air Cond:	
			Style:	CONVENTIONAL
			Fireplace:	Y / 1
			Pool:	
			Roof Mat:	COMPOSITION SHINGLE PARKING AVAIL
			Parking:	

Comp #:9			Distance From Subject:0.38 (miles)
Address:	1814 W 80TH ST, LOS ANGELES, CA 90047-2634		
Owner Name:	RATLIFF VINCENT C SR/BUSBY LA SHONDA		
Seller Name:	TDC OF PACIFIC PROPERTIES INC		
APN:	6035-008-025	Map Reference:	57-E1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	4552	Zoning:	LAR1
Rec Date:	01/09/2015	Prior Rec Date:	09/17/1990
Sale Date:	10/29/2014	Prior Sale Date:	05/1990
Sale Price:	\$375,000	Prior Sale Price:	\$120,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	27929	Acres:	0.12
1st Mtg Amt:	\$368,207	Lot Area:	5,400
Total Value:	\$273,353	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,604
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:10			Distance From Subject:0.39 (miles)
Address:	2118 W 83RD ST, LOS ANGELES, CA 90047-2936		
Owner Name:	FISHER WILLIE O		
Seller Name:	BURGIN WILLYE M		
APN:	6035-020-010	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	09/14/2015	Prior Rec Date:	09/05/1989
Sale Date:	08/10/2015	Prior Sale Date:	
Sale Price:	\$367,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1134455	Acres:	0.13
1st Mtg Amt:	\$360,352	Lot Area:	5,674
Total Value:	\$48,703	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,528
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1927 / 1938
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:11			Distance From Subject:0.39 (miles)
Address:	1936 W 80TH ST, LOS ANGELES, CA 90047-2636		
Owner Name:	STEVENS JOHN T		
Seller Name:	CRUMBLE AMANDA		
APN:	6035-007-006	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	06/18/2015	Prior Rec Date:	
Sale Date:	05/22/2015	Prior Sale Date:	
Sale Price:	\$282,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	723883	Acres:	0.14
1st Mtg Amt:		Lot Area:	5,941
Total Value:	\$352,978	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,656
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1930 / 1930
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:12			Distance From Subject:0.4 (miles)
Address:	2148 W 84TH PL, LOS ANGELES, CA 90047-2905		
Owner Name:	BERRIOS PATRICIA		
Seller Name:	JONES SHERRY T		
APN:	6035-028-003	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	04/03/2015	Prior Rec Date:	
Sale Date:	03/20/2015	Prior Sale Date:	
Sale Price:	\$340,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	368212	Acres:	0.13
1st Mtg Amt:	\$333,841	Lot Area:	5,606
Total Value:	\$46,659	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,464
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1939 / 1943
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:13			Distance From Subject:0.42 (miles)
Address:	2136 W 83RD ST, LOS ANGELES, CA 90047-2936		
Owner Name:	1812 INVESTMENTS		
Seller Name:	UMANA JOSE		
APN:	6035-020-006	Map Reference:	57-D1 /
County:	LOS ANGELES, CA	Census Tract:	2381.00
Subdivision:	7520	Zoning:	LAR1
Rec Date:	06/29/2015	Prior Rec Date:	02/27/2015
Sale Date:	06/17/2015	Prior Sale Date:	02/17/2015
Sale Price:	\$400,000	Prior Sale Price:	\$335,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	776148	Acres:	0.13
1st Mtg Amt:		Lot Area:	5,675
Total Value:	\$51,159	# of Stories:	1.00
		Living Area:	1,496
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1931 / 1931
		Air Cond:	
		Style:	SPANISH
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	ROLL

Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION ATTACHED GARAGE

Comp #:14 Distance From Subject:0.42 (miles)
 Address: 8619 HAAS AVE, LOS ANGELES, CA 90047-3220
 Owner Name: PHILLIPS BENJAMIN J & TAMIKA J
 Seller Name: CERNOGG SHAVEL Y
 APN: 6036-001-044 Map Reference: 57-D2 / Living Area: 1,437
 County: LOS ANGELES, CA Census Tract: 2384.00 Total Rooms: 5
 Subdivision: 6579 Zoning: LAR1 Bedrooms: 2
 Rec Date: 04/01/2015 Prior Rec Date: 12/15/2010 Bath(F/H): 2 /
 Sale Date: 02/05/2015 Prior Sale Date: 12/01/2010 Yr Built/Eff: 1936 / 1958
 Sale Price: \$365,000 Prior Sale Price: \$242,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 358446 Acres: 0.11 Fireplace: /
 1st Mtg Amt: \$358,388 Lot Area: 4,673 Pool:
 Total Value: \$257,969 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION PARKING AVAIL

Comp #:15 Distance From Subject:0.43 (miles)
 Address: 2132 W 82ND ST, LOS ANGELES, CA 90047-2620
 Owner Name: LAW SHANELL M/WHITAKER MALINDA
 Seller Name: DUARTE ARISTIDES
 APN: 6035-013-007 Map Reference: 57-D1 / Living Area: 1,527
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 3
 Rec Date: 05/15/2015 Prior Rec Date: 12/09/2014 Bath(F/H): 2 /
 Sale Date: 05/08/2015 Prior Sale Date: 11/19/2014 Yr Built/Eff: 1927 / 1927
 Sale Price: \$420,000 Prior Sale Price: \$248,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 564947 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$399,000 Lot Area: 5,654 Pool:
 Total Value: \$248,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION PARKING AVAIL

Comp #:16 Distance From Subject:0.44 (miles)
 Address: 8749 DALTON AVE, LOS ANGELES, CA 90047-3420
 Owner Name: ROBINSON MALIKA J
 Seller Name: BROWN BEVERLY A
 APN: 6037-012-029 Map Reference: 57-E2 / Living Area: 1,555
 County: LOS ANGELES, CA Census Tract: 2384.00 Total Rooms: 6
 Subdivision: 6220 Zoning: LAR1 Bedrooms: 3
 Rec Date: 08/05/2015 Prior Rec Date: 04/07/2010 Bath(F/H): 3 /
 Sale Date: 06/29/2015 Prior Sale Date: 12/04/2009 Yr Built/Eff: 1926 / 1931
 Sale Price: \$396,500 Prior Sale Price: \$225,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 955280 Acres: 0.12 Fireplace: Y / 1
 1st Mtg Amt: \$389,317 Lot Area: 5,399 Pool:
 Total Value: \$241,653 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION DETACHED GARAGE

Comp #:17 Distance From Subject:0.44 (miles)
 Address: 2129 W 82ND ST, LOS ANGELES, CA 90047-2621
 Owner Name: CHRISTIAN MICHAEL A JR & DANA N
 Seller Name: KEN SMITH & ASSOCIATES REAL
 APN: 6035-012-022 Map Reference: 57-D1 / Living Area: 1,596
 County: LOS ANGELES, CA Census Tract: 2381.00 Total Rooms: 6
 Subdivision: 7520 Zoning: LAR1 Bedrooms: 4
 Rec Date: 04/16/2015 Prior Rec Date: 08/21/2014 Bath(F/H): 2 /
 Sale Date: 03/11/2015 Prior Sale Date: 08/13/2014 Yr Built/Eff: 1929 / 1943
 Sale Price: \$415,000 Prior Sale Price: \$286,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 425705 Acres: 0.13 Fireplace: Y / 1
 1st Mtg Amt: \$407,483 Lot Area: 5,668 Pool:
 Total Value: \$286,000 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 1 Parking: COMPOSITION PARKING AVAIL

Comp #:18 Distance From Subject:0.49 (miles)
 Address: 8947 S DENKER AVE, LOS ANGELES, CA 90047-3635
 Owner Name: IH5 PROPERTY WEST LP
 Seller Name: MACK CHARLYNE LIVING TRUST
 APN: 6037-004-015 Map Reference: 57-E2 / Living Area: 1,422
 County: LOS ANGELES, CA Census Tract: 2384.00 Total Rooms: 6
 Subdivision: 622 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/23/2014 Prior Rec Date: 08/25/1967 Bath(F/H): 1 /
 Sale Date: 12/04/2014 Prior Sale Date: Yr Built/Eff: 1932 / 1932

Sale Price:	\$320,000	Prior Sale Price:	\$24,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1397423	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	6,715	Pool:	
Total Value:	\$320,000	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:19					Distance From Subject:0.5 (miles)
Address:	2040 W 79TH ST, LOS ANGELES, CA 90047-2606				
Owner Name:	CORTES ANDY A				
Seller Name:	DURONSLET HENRY P & PHYLLIS				
APN:	6035-003-005	Map Reference:	57-D1 /	Living Area:	1,596
County:	LOS ANGELES, CA	Census Tract:	2381.00	Total Rooms:	7
Subdivision:	7520	Zoning:	LAR1	Bedrooms:	3
Rec Date:	08/31/2015	Prior Rec Date:	05/13/1968	Bath(F/H):	2 /
Sale Date:	07/20/2015	Prior Sale Date:		Yr Built/Eff:	1937 / 1942
Sale Price:	\$399,000	Prior Sale Price:	\$20,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	SPANISH
Document #:	1069285	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$339,150	Lot Area:	5,386	Pool:	
Total Value:	\$58,325	# of Stories:	1.00	Roof Mat:	ROLL COMPOSITION
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**
JOB ADDRESS: **1834 WEST 85TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6035-032-022**

Date: **September 24, 2015**

CASE#: **469864**
ORDER NO: **A-3032948**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 19, 2012**
COMPLIANCE EXPECTED DATE: **July 19, 2012**
DATE COMPLIANCE OBTAINED: **November 07, 2012**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3032948

Code Section(s) in Violation: 12.21A.1.(a), 12.21A.8.(b) of the L.A.M.C.

Location: Driveway

4. Roof is not maintained.

You are therefore ordered to: Maintain roof waterproofing.

Code Section(s) in Violation: 91.8104, 91.8104.3, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: House roof

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 (323)789-1490.

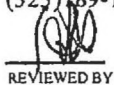
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: June 14, 2012

EDMOND DECKERT
8475 S. VERMONT AVE.
LOS ANGELES, CA 90044
(323)789-1490


REVIEWED BY