

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 21, 2015

Council District: # 8

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

JOB ADDRESS: **229 WEST 97<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6053-010-031**

On November 22, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **229 West 97<sup>th</sup> 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 November 22, 2013, 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
<b>Grand Total</b>	<b>\$ 1,288.56</b>

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

ATTEST: HOLLY L. 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

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**Property Title Report**

**Work Order No. T11981**  
Dated as of: 07/10/2015

**Prepared for: City of Los Angeles**

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**SCHEDULE A**

(Reported Property Information)

**APN #: 6053-010-031**

**Property Address: 229 W 97TH ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: Grant Deed:**

**Grantee : Ismael Nava and Piedad Nava, husband and wife, Jose T. Lopez and Maribel Nava, husband and wife all as joint tenants**

**Grantor : Ismael Nava and Piedad Nava, husband and wife as joint tenants**

**Deed Date : 10/3/2012**

**Recorded : 10/4/2012**

**Instr No. : 20121497281**

**MAILING ADDRESS: Ismael Nava and Piedad Nava, Jose T. Lopez and Maribel Nava  
229 W. 97TH St., Los Angeles, CA 90003**

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot 9 in Block "A" of Moneta Avenue Home Tract, in the City of Los Angeles, in the County of Los Angeles, State of California, as per Map Recorded in Book 11 Page 58 of Maps, in the Office of the County Recorder of Said County

Assessor's Parcel No: 6053-010-031

**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 : \$115,200.00**

**Dated : 4/7/2005**

**Trustor : Ismael Nava and Piedad Nava**

**Trustee : Fidelity National Title Ins Co**

**INTUITIVE REAL ESTATE SOLUTIONS**  
5711 W. SLAUSON AVE., SUITE 170  
CULVER CITY, CA 90230  
Phone 310-649-2020 310-649-0030 Fax

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**Work Order No. T11981**

**SCHEDULE B (Continued)**

**Beneficiary :** Wells Fargo Bank, N.A.

**Recorded :** 4/28/2005

**Instr No. :** 05 0992338

**Maturity Date is:** 5/1/2035

**MAILING ADDRESS:** Fidelity National Title Ins Co, 17911 Von Karman, Suite 200, Irvine, CA, 92614

**MAILING ADDRESS:** Wells Fargo Bank, N.A., P.O., Box 10304, Des Moines, IA 503060304

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

**Trustee :** First American Loanstar Trustee Services

**Recorded :** 11/7/2007

**Instr No. :** 20072499821

**MAILING ADDRESS:** First American Loanstar Trustee Services, P.O. Box 961253, Fort Worth, TX 76161-0253

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

**Trustee :** Quality Loan Service Corporation

**Recorded :** 2/16/2011

**Instr No. :** 20110254109

**MAILING ADDRESS:** Quality Loan Service Corporation, 2141 5th Avenue, San Diego, CA 92101

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

**Trustee :** Clear Recon Corp.

**Recorded :** 10/22/2013

**Instr No. :** 20131509214

**MAILING ADDRESS:** Clear Recon Corp., 4375 Jutland Drive Suite 200, San Diego, California 92117

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

**Trustee :** Barrett Daffin Frappier Treder and Weiss, LLP

**Recorded :** 10/30/2014

**Instr No. :** 20141150367

**Mailing Address:** Barrett Daffin Frappier Treder and Weiss, LLP, 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 :** \$7,000.00

**Dated :** 3/28/2013

**Trustor :** Jose T. Lopez and Maribel Nava

**Trustee :** California Title Company, a California Corporation

**Beneficiary :** Carlos Baez

**Recorded :** 3/28/2013

**Instr No. :** 20130464166

**MAILING ADDRESS:** California Title Company, a California Corporation – None Shown

**MAILING ADDRESS:** Carlos Baez, 3818 E. Florence Ave., Bell, Ca. 90201

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO  
AND MAIL TAX STATEMENTS TO

NAME ISMAEL NAVA AND PIEDAD NAVA

ADDRESS 229 W. 97TH ST.

CITY STATE & ZIP LOS ANGELES, CA 90003

**GRANT DEED**

TITLE ORDER NO.

ESCROW NO.

APN NO. 6053-010-031

THE UNDERSIGNED GRANTOR(s) DECLARE(s)

DOCUMENTARY TRANSFER TAX is \$ 0.00 GIFT CITY TAX \$ 0.0

- computed on full value of property conveyed, or computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated area:  City of LOS ANGELES and

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

ISMAEL NAVA AND PIEDAD NAVA , husband and wife as joint tenants.

hereby GRANT(s) to Ismael Nava and Piedad Nava, husband and wife, Jose T. Lopez and Maribel Nava, husband and wife all as joint tenants.

"THIS IS A BONA FIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911."

the following described real property in the County of Los Angeles State of California:  
LOT 9 IN BLOCK "A" OF MONETA AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA,  
AS PER MAP RECORDED IN BOOK 11 PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Dated October 3, 2012

Ismael Nava  
ISMAEL NAVA (Grantor)

Piedad Nava  
PIEDAD NAVA (Grantor)

STATE OF CALIFORNIA }  
COUNTY OF LOS ANGELES }

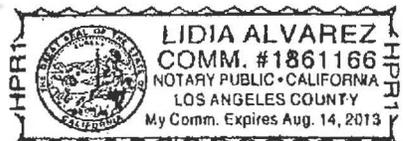
ON October 3, 2012 before me, Lidia Alvarez,  
Notary Public, personally appeared Ismael Nava and Piedad Nava

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

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

Witness my hand and official seal.

Signature Lidia Alvarez (Seal)



4/28/05

Recording Requested By:  
WELLS FARGO BANK, N.A.

05 0992338

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Return To:  
WELLS FARGO HOME MORTGAGE

3601 MINNESOTA DR. SUITE 200  
BLOOMINGTON, MN 55435  
Prepared By:  
WELLS FARGO BANK, N.A.

5801 E. SLAUSON AVE., SUITE  
210, CITY OF COMMERCE, CA

[Space Above This Line For Recording Data]

B- 51675-67

### DEED OF TRUST

6053-10-31

#### 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 APRIL 07, 2005 together with all Riders to this document.
- (B) "Borrower" is ISMAEL NAVA AND PIEDAD NAVA, HUSBAND AND WIFE

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WELLS FARGO BANK, N.A.

Lender is a NATIONAL ASSOCIATION  
organized and existing under the laws of THE UNITED STATES  
0049962467

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

Form 3005 1/01

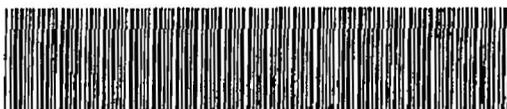
VMP® -6(CA) (0005)

Page 1 of 15

Initials:

IN  
PN

VMP MORTGAGE FORMS - (800)521-7291



4/28/05

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Lender's address is P.O. BOX 10304, DES MOINES, IA 503060304

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INS CO  
17911 VON KARMAN, SUITE 200, IRVINE, CA 92614

(E) "Note" means the promissory note signed by Borrower and dated APRIL 07, 2005  
The Note states that Borrower owes Lender ONE HUNDRED FIFTEEN THOUSAND TWO HUNDRED  
AND 00/100 Dollars

(U.S. \$\*\*\*\*115,200.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic  
Payments and to pay the debt in full not later than MAY 01, 2035

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

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

(H) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following  
Riders are to be executed by Borrower [check box as applicable]:

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

(I) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations,  
ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final,  
non-appealable judicial opinions.

(J) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other  
charges that are imposed on Borrower or the Property by a condominium association, homeowners  
association or similar organization.

(K) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by  
check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic  
instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit  
or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller  
machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse  
transfers.

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

(M) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid  
by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i)  
damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the  
Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the  
value and/or condition of the Property.

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

(O) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the  
Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 2601 et seq.) and its  
implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to  
time, or any additional or successor legislation or regulation that governs the same subject matter. As used  
in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard

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05 0992338

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

(Q) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

**TRANSFER OF RIGHTS IN THE PROPERTY**

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 9 IN BLOCK "A" OF MONETA AVENUE HOME TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED 11, PAGE 58 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, P.O. BOX 10304, DES MOINES, IA 503060304

Parcel ID Number: 6053-010-031  
229 W 97TH ST  
LOS ANGELES  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 90003 [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

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

Initials: IN  
PN

05 0992338

4/28/05

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

Witnesses:

\_\_\_\_\_ (Seal)  
 ISMAEL NAVA -Borrower

\_\_\_\_\_ (Seal)  
 PIEDAD NAVA -Borrower

\_\_\_\_\_ (Seal) -Borrower      \_\_\_\_\_ (Seal) -Borrower

\_\_\_\_\_ (Seal) -Borrower      \_\_\_\_\_ (Seal) -Borrower

\_\_\_\_\_ (Seal) -Borrower      \_\_\_\_\_ (Seal) -Borrower

05 0992338

4/28/05

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State of California  
County of *Los Angeles*

On *April 7, 2005*

before me, *Jorge Tovar* } ss.

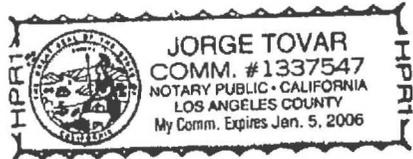
personally appeared

ISMAEL NAVA AND PIEDAD NAVA

, 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.

*[Handwritten Signature]*  
\_\_\_\_\_  
(Seal)



Initials: *JN*  
*PN*

05 0992338

Requested and Prepared by

20

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When Recorded Mail To

**FIRST AMERICAN LOANSTAR TRUSTEE  
SERVICES  
P.O. BOX 961253  
Ft. Worth, TX 76161-0253**

**CALSA**

11/07/07



**20072499821**

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TS No 20079070802902  
TSG No 3466299  
Loan No \*\*\*\*\*2467/NAVA

California

### SUBSTITUTION OF TRUSTEE

WHEREAS,

**ISMAEL NAVA  
PIEDAD NAVA**

was the original Trustor, **FIDELITY NATIONAL TITLE INS CO** was the original Trustee, and **WELLS FARGO BANK, N.A.** was the original Beneficiary under that certain Deed of Trust Dated 4/7/2005 and recorded on 04/28/2005 as Instrument No. 05 0992338, in Parcel No 6053-010-031 of Official Records 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 said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW, THEREFORE, the undersigned hereby substitute, **FIRST AMERICAN LOANSTAR TRUSTEE SERVICES** WHOSE ADDRESS IS P O BOX 961253, Fort Worth, TX 76161, 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

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SUBSTITUTION OF TRUSTEE - PAGE 2

TS No 20079070802902  
TSG No 3466299  
Loan No \*\*\*\*\*2467/NAVA

California

WELLS FARGO BANK, N.A.

Date 10-24-07

[Signature]

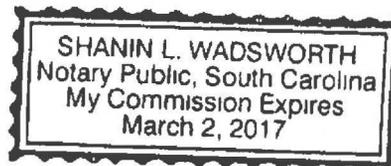
Steven M. Patrick, Vice President Loan Documentation

State of South Carolina )  
  §  
County of York )

On 10-24-07 before me, Shanin L Wadsworth Notary Public, personally appeared Steven M Patrick 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 Shanin L Wadsworth (Seal)



07 2499821

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Recording Requested By  
ServiceLink

Recording requested by

When recorded mail to:

Quality Loan Service Corp.  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711



TS #: CA-10-401369-LL  
Order #: 633193

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**Substitution of Trustee**

WHEREAS, ISMAEL NAVA AND PIEDAD NAVA, HUSBAND AND WIFE was the original Trustor, FIDELITY NATIONAL TITLE INS CO was the original Trustee, and WELLS FARGO BANK, N.A. was the original Beneficiary under that certain Deed of Trust dated 4/7/2005 and recorded on 4/28/2005 as Instrument No. 05 0992338, in book XXX, page XXX, of Official Records of LOS ANGELES County, CA; and

WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and

WHEREAS, the undersigned desires to substitute a new Trustee under said Deed of Trust in place and stead of said original Trustee, or Successor Trustee, thereunder, in the manner provided for in said Deed of Trust,

NOW, THEREFORE, the undersigned hereby substitutes QUALITY LOAN SERVICE CORPORATION ,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.

**SEE EXHIBIT A**

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3

Substitution of Trustee - CA  
TS #: CA-10-401369-LL  
Page 2

Dated: 1/26/11

Wells Fargo Bank, NA

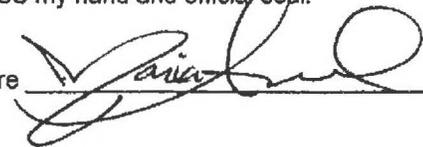
  
By Nghia Trong Tran  
Vice President of Loan Documentation

State of: California  
County of: Orange

On JAN. 26, 2011 Date before me, MARIA AVELAR a notary public, personally appeared Nghia Trong Tran who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

I certify under PENALTY OF PERJURY under the laws of the State of CALIFORNIA that the foregoing paragraph is true and correct.

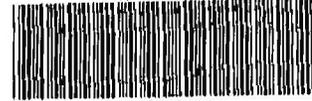
WITNESS my hand and official seal.

Signature  (Seal)



2

10/22/2013



\*20131509214\*

RECORDING REQUESTED BY:

Clear Recon Corp.

WHEN RECORDED MAIL TO:

Clear Recon Corp.  
4375 Jutland Drive Suite 200  
San Diego, California 92117

Space above this line for Recorder's use only

TS No.: 008298-CA  
APN: 6053-010-031

**SUBSTITUTION OF TRUSTEE**

WHEREAS, ISMAEL NAVA AND PIEDAD NAVA was the original Trustor, FIDELITY NATIONAL TITLE INS CO was the original Trustee, and WELLS FARGO BANK, N.A. was the original Beneficiary, under that certain Deed of Trust dated 4/7/2005 and recorded on 4/28/2005, as Instrument No. 05 0992338, of official records 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, CLEAR RECON CORP., whose address is: 4375 Jutland Drive Suite 200, San Diego, California 92117, 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.

Wells Fargo Bank, N.A.

*Sonja A. Shaw*

Name: Sonja A. Shaw  
Title: Vice President Loan Documentation  
Company: Wells Fargo Bank, N.A.  
Date: 10/16/2013

North Carolina  
Wake County

I, Georgana Marie Kicinski, a Notary Public of Granville County and State of North Carolina, do hereby certify that Sonja A. Shaw personally came before me this day and acknowledged that she is the Vice President Loan Documentation, of Wells Fargo Bank, N.A., and that she, as Vice President Loan Documentation, being authorized to do so, executed the foregoing on behalf of the corporation.

Witness my hand and official seal, this 16th day of October, 2013.

*Georgana Marie Kicinski* (Signature)  
Georgana Marie Kicinski, Notary Public  
My commission expires 02/22/2017

Georgana Marie Kicinski  
NOTARY PUBLIC  
Granville County, North Carolina

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Recording Requested By:  
LSI Title Company



When Recorded Mail To:  
Barrett Daffin Frappier Treder & Weiss, LLP  
15000 Surveyor Boulevard, Suite 500  
Addison, Texas 75001-9013

Trustee Sale No.: 00000004800298  
Property Address:  
229 W 97TH ST  
LOS ANGELES, CA 90003

APN#: 6053-010-031

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140313043

**SUBSTITUTION OF TRUSTEE**

Whereas, ISMAEL NAVA AND PIEDAD NAVA was the original Trustor, FIDELITY NATIONAL TITLE INS CO was the original Trustee, and WELLS FARGO BANK, N.A. was the original Beneficiary, under that certain Deed of Trust dated 04/07/2005 and Recorded on 04/28/2005 as Instrument No. 05 0992338 of official records 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, Barrett Daffin Frappier Treder & Weiss, LLP, 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: OCT 28 2014

WELLS FARGO BANK, N.A.  
by Barrett Daffin Frappier Treder & Weiss, LLP It's Attorney in Fact

State of: TEXAS

Executed By: Ric Juarez

County of: DALLAS

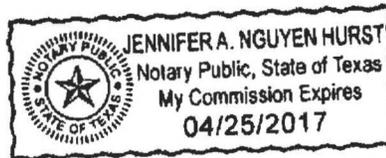
Capacity: Assistant Vice President/Foreclosure Operation

On OCT 28 2014, before me, Jennifer A. Nguyen-Hurst, Notary Public, personally appeared Ric Juarez Assistant Vice President/Foreclosure Operation 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: [Handwritten Signature]  
My commission expires: 04/25/2017



6

RECORDING REQUESTED BY

WHEN RECORDED MAIL TO

Carlos Baez  
3818 E. Florence Ave.

Bell, Ca. 90201

Title Order No. 6053-010-031

Escrow No.

### SHORT FORM DEED OF TRUST AND ASSIGNMENT OF RENTS

This Deed of Trust, made this 28 day of March 28, 2013, between Jose T. Lopez and Maribel Nava, herein called TRUSTOR, whose address is 229 W. 97<sup>th</sup> St, Los Angeles, Ca 90003, CALIFORNIA TITLE COMPANY, a California Corporation, herein called TRUSTEE, and Carlos Baez, herein called BENEFICIARY,

Witnesseth: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS TO TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described on "Exhibit A" attached hereto TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given to and conferred upon Beneficiary by paragraph (10) of the provisions incorporated herein by reference to collect and apply such rents, issues and profits.

For the Purpose of Securing: 1. Performance of each agreement of Trustor incorporated by reference or contained herein. 2. Payment of the indebtedness evidenced by one promissory note of even date herewith, and any extension or renewal thereof, in the principal sum of \$7,000 executed by Trustor in favor of Beneficiary or order. 3. Payment of such further sums as the then record owner of said property hereafter may borrow from Beneficiary, which evidenced by another note (or notes) reciting it is so secured.

To Protect the Security of This Deed of Trust, Trustor Agrees: By the execution and delivery of this Deed of Trust and the note secured hereby, that provisions (1) to (14), inclusive, of the fictitious deed of trust recorded in Santa Barbara County and Sonoma County October 18, 1961, and in all other counties October 23, 1961, in the book and at the page of Official Records in the office of the county recorder of the county where said property is located, noted below opposite the name of such county, viz.:

COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE	COUNTY	BOOK	PAGE
Alameda	435	684	Imperial	1091	501	Modoc	184	851	San Diego		
Alpine	1	250	Inyo	147	598	Mono	52	429	Series 2	1961	183887
Amador	104	348	Kern	3427	60	Monterey	2194	538	San Francisco	A332	905
Butte	1145	1	Kings	792	833	Napa	639	86	San Joaquin	2470	311
Calaveras	145	152	Lake	362	39	Nevada	305	320	San Luis Obispo	1151	12
Colusa	296	617	Lassen	171	471	Orange	5889	611	San Mateo	4078	420
Contra Costa	3978	47	Los Angeles	T2055	899	Placer	895	301	Santa Barbara	1878	860
Del Norte	78	414	Madera	810	170	Plumas	151	5	Santa Clara	5336	341
El Dorado	568	456	Marin	1508	339	Riverside	3005	523	Santa Cruz	1431	494
Fresno	4626	572	Mariposa	77	292	Sacramento	4331	62	Shasta	684	528
Glenn	422	184	Mendocino	579	530	San Benito	271	383	Sierra	29	335
Humboldt	657	527	Merced	1547	538	San Bernardino	5567	61	Siskiyou	468	181
									Solano	1105	182
									Sonoma	1851	689
									Stanislaus	1715	456
									Sutter	572	297
									Tehama	401	289
									Trinity	93	366
									Tulare	2294	275
									Tuolumne	135	47
									Ventura	2062	386
									Yolo	653	245
									Yuba	334	486

(which provisions identical in all counties, are printed on the attached page to this form) hereby are adopted and incorporated herein and made a part

State of California

County of Los Angeles

On 03/27/2013 Before me, ATANASIO CARCAMO, Notary Public, personally appeared Jose T. Lopez and Maribel Nava, 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.

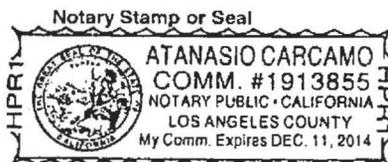
hereof as fully as though set forth herein at length; that said Trustor will observe and perform said provisions; and that the references to property, obligations, and parties in said provisions shall be construed to refer to the property, obligations, and parties set forth in this Deed of Trust. The Trustor requests that a copy of any Notice of Default and of any Notice of Sale hereunder be mailed to him at his address hereinbefore set forth

Jose T. Lopez

Maribel Nava

Signature

(Seal)



# EXHIBIT B

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **229 WEST 97<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6053-010-031**

Date: **September 21, 2015**

Last Full Title: **07/10/2015**

Last Update to Title:

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). ISMAEL NAVA AND PIEDAD NAVA, JOSE T. LOPEZ AND MARIBEL NAVA  
229 W. 97<sup>TH</sup> ST.  
LOS ANGELES, CA 90003  
CAPACITY: OWNERS
  
- 2). WELLS FARGO BANK, N.A.  
P.O. BOX 10304  
DES MOINES, IA 50306-0304  
CAPACITY: INTERESTED PARTIES
  
- 3). FIRST AMERICAN LOANSTAR SERVICES  
P.O. BOX 961253  
FORT WORTH, TX 76161-0253  
CAPACITY: INTERESTED PARTIES
  
- 4). QUALITY LOAN SERVICE CORP.  
2141 5<sup>TH</sup> AVENUE  
SAN DIEGO, CA 92101  
CAPACITY: INTERESTED PARTIES
  
- 5). CLEAR RECON CORP.  
4375 JUTLAND DRIVE, SUITE 200  
SAN DIEGO, CA 92117  
CAPACITY: INTERESTED PARTIES
  
- 5). BARRETT, DAFFIN, FRAPPIER, TREDER AND WEISS, LLP  
15000 SURVEYOR BLVD., SUITE 500  
ADDISON, TX 75001-9013  
CAPACITY: INTERESTED PARTIES
  
- 6). CARLOS BAEZ  
3818 E. FLORENCE AVE.  
BELL, CA 90201  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**229 W 97TH ST, LOS ANGELES, CA 90003-4104**



### Owner Information

Owner Name: **LOPEZ JOSE T/NAVA MARIBEL & ISMAEL**  
 Mailing Address: **229 W 97TH ST, LOS ANGELES CA 90003-4104 C016**  
 Vesting Codes: **//**

### Location Information

Legal Description:	<b>TR=MONETA AVENUE HOME TRACT 1/2 VAC ALLEY ADJ ON N AND LOT 9</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6053-010-031</b>
Census Tract / Block:	<b>2405.00 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>MONTE AVE HOME</b>
Legal Book/Page:		Map Reference:	<b>58-B3 /</b>
Legal Lot:	<b>9</b>	Tract #:	<b>1</b>
Legal Block:	<b>A</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>10/04/2012 / 10/03/2012</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1497281</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>05/13/1988 / 10/1987</b>	1st Mtg Amount/Type:	<b>\$74,372 / FHA</b>
Sale Price:	<b>\$73,500</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:	<b>770656</b>	2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$71.22</b>
New Construction:		Multi/Split Sale:	

Title Company: **EQUITY TITLE CO.**  
 Lender: **HOME LENDERS**  
 Seller Name: **KOMADA MARY**

### Prior Sale Information

Prior Rec/Sale Date:	<b>05/21/1987 / 03/1987</b>	Prior Lender:	
Prior Sale Price:	<b>\$50,000</b>	Prior 1st Mtg Amt/Type:	<b>\$53,675 / PRIVATE PARTY</b>
Prior Doc Number:	<b>803052</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,032</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1924 / 1927</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:	<b>1.00</b>	Roof Material:		Condition:	
Other Improvements:					

### Site Information

Zoning:	<b>LAR2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,404</b>	Lot Width/Depth:	<b>40 x 135</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:	<b>CORNER</b>			Sewer Type:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$117,033</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$1,647.99</b>
Land Value:	<b>\$69,586</b>	Improved %:	<b>41%</b>	Tax Area:	<b>461</b>
Improvement Value:	<b>\$47,447</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$110,033</b>				

## Comparable Sales Report

For Property Located At

**229 W 97TH ST, LOS ANGELES, CA 90003-4104**



20 Comparable(s) Selected.

Report Date: 09/21/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$73,500	\$155,000	\$1,133,182	\$314,184
Bldg/Living Area	1,032	905	1,152	997
Price/Sqft	\$71.22	\$160.59	\$1,153.95	\$315.30
Year Built	1924	1920	1987	1934
Lot Area	5,404	3,030	6,772	4,699
Bedrooms	2	1	3	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$117,033	\$26,471	\$265,000	\$187,904
Distance From Subject	0.00	0.10	0.46	0.33

\*= user supplied for search only

<b>Comp #:1</b>		Distance From Subject:0.1 (miles)	
Address:	224 W 98TH ST, LOS ANGELES, CA 90003-4111		
Owner Name:	PENA JORGE A		
Seller Name:	ANGELENO HOMES LLC		
APN:	6053-016-025	Map Reference:	58-B3 /
County:	LOS ANGELES, CA	Census Tract:	2405.00
Subdivision:	MONETA AVE HOME TR	Zoning:	LAR1
Rec Date:	05/06/2015	Prior Rec Date:	01/30/2015
Sale Date:	04/06/2015	Prior Sale Date:	01/26/2015
Sale Price:	\$290,000	Prior Sale Price:	\$186,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	522832	Acres:	0.08
1st Mtg Amt:	\$275,405	Lot Area:	3,396
Total Value:	\$227,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,047
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1940 / 1941
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:2</b>		Distance From Subject:0.1 (miles)	
Address:	120 W COLDEN AVE, LOS ANGELES, CA 90003-4128		
Owner Name:	GONZALEZ JUAN C M/BRITO MARICELA		
Seller Name:	DOWNTOWN INVESTMENT GROUP LP		
APN:	6053-009-045	Map Reference:	58-B3 /
County:	LOS ANGELES, CA	Census Tract:	2405.00
Subdivision:	MONETA AVE HOME TR	Zoning:	LAR2
Rec Date:	09/08/2015	Prior Rec Date:	09/24/2014
Sale Date:	07/09/2015	Prior Sale Date:	09/05/2014
Sale Price:	\$288,000	Prior Sale Price:	\$220,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1104868	Acres:	0.12
1st Mtg Amt:	\$282,783	Lot Area:	5,400
Total Value:	\$220,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,050
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1951
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:3</b>		Distance From Subject:0.14 (miles)	
Address:	112 W 98TH ST, LOS ANGELES, CA 90003-4109		
Owner Name:	VARGAS-LOPEZ ANDRES/MARTINEZ CELIA		
Seller Name:	CORONA SINDY		
APN:	6053-015-042	Map Reference:	58-B3 /
County:	LOS ANGELES, CA	Census Tract:	2405.00
Subdivision:	MONETA AVE HOME TR	Zoning:	LAR1
Rec Date:	05/13/2015	Prior Rec Date:	09/01/2010
Sale Date:	05/08/2015	Prior Sale Date:	08/20/2010
Sale Price:	\$245,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	556325	Acres:	0.08
1st Mtg Amt:	\$245,000	Lot Area:	3,562
Total Value:	\$186,548	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	957
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1928 / 1939
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

<b>Comp #:4</b>		Distance From Subject:0.22 (miles)	
Address:	112 E 95TH ST, LOS ANGELES, CA 90003-4233		
Owner Name:	PAN PTSHP INC		
Seller Name:	FEDERAL NATL MTG ASSN FNMA		

APN:	6052-005-011	Map Reference:	58-B3 /	Living Area:	969
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	4876	Zoning:	LAR2	Bedrooms:	1
Rec Date:	08/31/2015	Prior Rec Date:	09/06/1994	Bath(F/H):	1 /
Sale Date:	08/18/2015	Prior Sale Date:		Yr Built/Eff:	1925 / 1950
Sale Price:	\$240,000	Prior Sale Price:	\$120,900	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1068759	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$315,000	Lot Area:	4,935	Pool:	
Total Value:	\$196,724	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:5 Distance From Subject:0.27 (miles)

Address: 115 E CENTURY BLVD, LOS ANGELES, CA 90003-4709

Owner Name: REYES SERGIO & OLGA

Seller Name: Q-TIP TRUST

APN:	6052-001-028	Map Reference:	58-B3 /	Living Area:	998
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	6602	Zoning:	LAR2	Bedrooms:	3
Rec Date:	02/11/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	10/29/2014	Prior Sale Date:		Yr Built/Eff:	1954 / 1954
Sale Price:	\$250,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	154657	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$186,304	Lot Area:	3,768	Pool:	
Total Value:	\$263,154	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:6 Distance From Subject:0.3 (miles)

Address: 156 W 92ND ST, LOS ANGELES, CA 90003-4028

Owner Name: KIM JENG H T J

Seller Name: OCEAN DEV INC

APN:	6040-040-002	Map Reference:	58-B2 /	Living Area:	1,000
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	4169	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/21/2015	Prior Rec Date:	11/18/2004	Bath(F/H):	1 /
Sale Date:	03/27/2015	Prior Sale Date:	09/13/2004	Yr Built/Eff:	1921 / 1925
Sale Price:	\$610,000	Prior Sale Price:	\$270,000	Air Cond:	
Sale Type:		Prior Sale Type:	FULL	Style:	
Document #:	1029808	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$452,500	Lot Area:	5,413	Pool:	
Total Value:	\$210,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

Comp #:7 Distance From Subject:0.3 (miles)

Address: 9312 S BROADWAY, LOS ANGELES, CA 90003-4044

Owner Name: GUZMAN ANARBOL R

Seller Name: JACKSON SHANA

APN:	6053-002-004	Map Reference:	58-A2 /	Living Area:	1,152
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	4209	Zoning:	LAC2	Bedrooms:	3
Rec Date:	05/28/2015	Prior Rec Date:	08/01/2001	Bath(F/H):	2 /
Sale Date:	05/14/2015	Prior Sale Date:	05/02/2001	Yr Built/Eff:	1987 / 1987
Sale Price:	\$185,000	Prior Sale Price:	\$131,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	617968	Acres:	0.07	Fireplace:	/
1st Mtg Amt:	\$138,750	Lot Area:	3,030	Pool:	
Total Value:	\$161,628	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:8 Distance From Subject:0.31 (miles)

Address: 215 W 102ND ST, LOS ANGELES, CA 90003-4509

Owner Name: GLUMM ALLAN I

Seller Name: KELSO LLC

APN:	6053-025-018	Map Reference:	58-B3 /	Living Area:	905
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	2
Rec Date:	05/13/2015	Prior Rec Date:	11/21/2014	Bath(F/H):	2 /
Sale Date:	04/13/2015	Prior Sale Date:	11/19/2014	Yr Built/Eff:	1927 / 1927
Sale Price:	\$270,000	Prior Sale Price:	\$162,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	552022	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$275,805	Lot Area:	4,050	Pool:	
Total Value:	\$162,500	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:9 Distance From Subject:0.32 (miles)

Address: 129 E 101ST ST, LOS ANGELES, CA 90003-4701

Owner Name: ROMAN FRANCISCO G

Seller Name: DOUGLAS LA VERNE

APN:	6063-001-023	Map Reference:	58-B3 /	Living Area:	998
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County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	5298	Zoning:	LAR2	Bedrooms:	2
Rec Date:	07/15/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	06/15/2015	Prior Sale Date:		Yr Built/Eff:	1942 / 1942
Sale Price:	\$235,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	849739	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$164,500	Lot Area:	5,390	Pool:	
Total Value:	\$26,471	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:10		Distance From Subject:0.34 (miles)			
Address: 134 W 102ND ST, LOS ANGELES, CA 90003-4606					
Owner Name: SANCHEZ FERMIN JR					
Seller Name: CAFA HOMES INC					
APN:	6053-027-017	Map Reference:	58-B3 /	Living Area:	1,004
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	3
Rec Date:	05/21/2015	Prior Rec Date:	09/24/2013	Bath(F/H):	2 /
Sale Date:	05/18/2015	Prior Sale Date:	08/28/2013	Yr Built/Eff:	1924 / 1970
Sale Price:	\$309,000	Prior Sale Price:	\$135,000	Air Cond:	
Sale Type:	UNKNOWN	Prior Sale Type:	FULL	Style:	
Document #:	595334	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$298,687	Lot Area:	4,187	Pool:	
Total Value:	\$137,696	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:11		Distance From Subject:0.37 (miles)			
Address: 424 W 93RD ST, LOS ANGELES, CA 90003-3909					
Owner Name: RADICAL ENTS INC					
Seller Name: JACKSON DUANE M & LISA M					
APN:	6039-005-006	Map Reference:	58-A2 /	Living Area:	916
County:	LOS ANGELES, CA	Census Tract:	2404.01	Total Rooms:	4
Subdivision:	4715	Zoning:	LAR1	Bedrooms:	1
Rec Date:	08/12/2015	Prior Rec Date:	04/07/1986	Bath(F/H):	1 /
Sale Date:	11/12/2014	Prior Sale Date:	10/1985	Yr Built/Eff:	1920 / 1920
Sale Price:	\$185,000	Prior Sale Price:	\$59,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	986140	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,765	Pool:	
Total Value:	\$98,558	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:12		Distance From Subject:0.37 (miles)			
Address: 148 E 92ND ST, LOS ANGELES, CA 90003-3726					
Owner Name: ZAVALETA GLENDIS E/MARTINEZ GERARDO M					
Seller Name: DE LA PENNA MARINA					
APN:	6052-008-018	Map Reference:	58-B2 /	Living Area:	939
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	5911	Zoning:	LAR1	Bedrooms:	3
Rec Date:	02/06/2015	Prior Rec Date:	06/26/2002	Bath(F/H):	2 /
Sale Date:	01/08/2015	Prior Sale Date:	04/18/2002	Yr Built/Eff:	1923 / 1925
Sale Price:	\$230,000	Prior Sale Price:	\$145,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	135564	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$225,834	Lot Area:	5,119	Pool:	
Total Value:	\$177,363	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:13		Distance From Subject:0.4 (miles)			
Address: 426 W 92ND ST, LOS ANGELES, CA 90003-3904					
Owner Name: AJUCUM VICTORIA/DELEON MAURICIO & ALTAGARCIA					
Seller Name: ALARCON SAUL E					
APN:	6039-004-013	Map Reference:	58-A2 /	Living Area:	924
County:	LOS ANGELES, CA	Census Tract:	2404.01	Total Rooms:	
Subdivision:	4715	Zoning:	LAR1	Bedrooms:	2
Rec Date:	09/04/2015	Prior Rec Date:	06/19/2013	Bath(F/H):	1 /
Sale Date:	07/09/2015	Prior Sale Date:	04/12/2013	Yr Built/Eff:	1924 / 1924
Sale Price:	\$255,000	Prior Sale Price:	\$185,100	Air Cond:	YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	1100245	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$250,381	Lot Area:	5,360	Pool:	
Total Value:	\$189,550	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:14		Distance From Subject:0.4 (miles)			
Address: 156 W 103RD ST, LOS ANGELES, CA 90003-4608					
Owner Name: MARTINEZ JOSE E					
Seller Name: MOJICA EDWAR S					

APN:	6074-001-019	Map Reference:	58-B3 /	Living Area:	936
County:	LOS ANGELES, CA	Census Tract:	2405.00	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	2
Rec Date:	08/03/2015	Prior Rec Date:	11/23/2011	Bath(F/H):	1 /
Sale Date:	07/29/2015	Prior Sale Date:	11/15/2011	Yr Built/Eff:	1926 / 1926
Sale Price:	\$155,000	Prior Sale Price:	\$134,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	942090	Acres:	0.09	Fireplace:	/
1st Mtg Amt:	\$152,192	Lot Area:	4,001	Pool:	
Total Value:	\$140,042	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:15 Distance From Subject:0.42 (miles)

Address: 410 W 102ND ST, LOS ANGELES, CA 90003-4404

Owner Name: VALENZUELA JAVIER A

Seller Name: SANCHEZ MARTIN H & YURI M

APN:	6054-035-004	Map Reference:	58-A3 /	Living Area:	979
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	3064	Zoning:	LAR2	Bedrooms:	3
Rec Date:	06/03/2015	Prior Rec Date:	09/11/2009	Bath(F/H):	1 /
Sale Date:	05/27/2015	Prior Sale Date:	08/24/2009	Yr Built/Eff:	1925 / 1932
Sale Price:	\$290,000	Prior Sale Price:	\$210,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	645238	Acres:	0.10	Fireplace:	/
1st Mtg Amt:	\$284,747	Lot Area:	4,522	Pool:	
Total Value:	\$225,543	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:16 Distance From Subject:0.43 (miles)

Address: 135 E 91ST ST, LOS ANGELES, CA 90003-3710

Owner Name: MENDEZ ROBERT & LUCY

Seller Name: CARLSTROM INVESTMENT GROUP LLC

APN:	6041-007-016	Map Reference:	58-B2 /	Living Area:	982
County:	LOS ANGELES, CA	Census Tract:	2402.00	Total Rooms:	
Subdivision:	7729	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/30/2015	Prior Rec Date:	11/04/2014	Bath(F/H):	1 /
Sale Date:	02/02/2015	Prior Sale Date:	10/01/2014	Yr Built/Eff:	1939 / 1939
Sale Price:	\$1,133,182	Prior Sale Price:	\$180,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	337042	Acres:	0.12	Fireplace:	/
1st Mtg Amt:	\$263,150	Lot Area:	5,407	Pool:	
Total Value:	\$180,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:17 Distance From Subject:0.44 (miles)

Address: 548 W 98TH ST, LOS ANGELES, CA 90044-4624

Owner Name: MONNE LEE

Seller Name: SANCHEZ ANTHONY

APN:	6054-024-009	Map Reference:	58-A3 /	Living Area:	907
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	
Subdivision:	12034	Zoning:	LAR1	Bedrooms:	2
Rec Date:	08/11/2015	Prior Rec Date:	07/18/2005	Bath(F/H):	1 /
Sale Date:	07/15/2015	Prior Sale Date:	05/10/2005	Yr Built/Eff:	1940 / 1940
Sale Price:	\$180,500	Prior Sale Price:	\$339,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	978632	Acres:	0.10	Fireplace:	/
1st Mtg Amt:		Lot Area:	4,149	Pool:	
Total Value:	\$247,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:18 Distance From Subject:0.44 (miles)

Address: 537 W 99TH ST, LOS ANGELES, CA 90044-4601

Owner Name: BALUYUT HAZEL/BALUYUT MARIEVONNE

Seller Name: FAST TRACK ASSETS

APN:	6054-024-020	Map Reference:	58-A3 /	Living Area:	1,144
County:	LOS ANGELES, CA	Census Tract:	2404.02	Total Rooms:	5
Subdivision:	10241	Zoning:	LAR1	Bedrooms:	2
Rec Date:	03/13/2015	Prior Rec Date:	01/03/1977	Bath(F/H):	1 /
Sale Date:	01/30/2015	Prior Sale Date:		Yr Built/Eff:	1928 / 1928
Sale Price:	\$342,000	Prior Sale Price:	\$27,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	275737	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$273,600	Lot Area:	5,410	Pool:	
Total Value:	\$265,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	DETACHED GARAGE

Comp #:19 Distance From Subject:0.44 (miles)

Address: 159 W 104TH ST, LOS ANGELES, CA 90003-4609

Owner Name: BLANCO LESBIA J/GUITY SEBASTIANA

Seller Name: ARRIOLA CESAR & AURA

APN:	6074-001-023	Map Reference:	58-B3 /	Living Area:	989
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County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2405.00</b>	Total Rooms:	
Subdivision:	<b>3064</b>	Zoning:	<b>LAR2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/21/2015</b>	Prior Rec Date:	<b>02/23/2004</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/14/2015</b>	Prior Sale Date:	<b>01/12/2004</b>	Yr Built/Eff:	<b>1926 / 1926</b>
Sale Price:	<b>\$271,000</b>	Prior Sale Price:	<b>\$159,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	
Document #:	<b>1034961</b>	Acres:	<b>0.10</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>4,340</b>	Pool:	
Total Value:	<b>\$188,088</b>	# of Stories:	<b>1.00</b>	Roof Mat:	
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>	Parking:	

Comp #:	<b>20</b>	Distance From Subject:	<b>0.46 (miles)</b>
Address:	<b>523 W 94TH ST, LOS ANGELES, CA 90044-5605</b>		
Owner Name:	<b>QUEVEDO SILVESTER D/CASTELLANOS GLENDY N</b>		
Seller Name:	<b>ARMIENTA BRENDA F</b>		
APN:	<b>6039-012-024</b>	Map Reference:	<b>58-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2404.01</b>
Subdivision:	<b>FW PARKERS FIGUEROA STREET</b>	Zoning:	<b>LARD1.5</b>
Rec Date:	<b>07/28/2015</b>	Prior Rec Date:	<b>02/12/1988</b>
Sale Date:	<b>07/09/2015</b>	Prior Sale Date:	
Sale Price:	<b>\$320,000</b>	Prior Sale Price:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	
Document #:	<b>916758</b>	Acres:	<b>0.16</b>
1st Mtg Amt:	<b>\$314,204</b>	Lot Area:	<b>6,772</b>
Total Value:	<b>\$255,210</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,152</b>
		Total Rooms:	
		Bedrooms:	<b>3</b>
		Bath(F/H):	<b>2 /</b>
		Yr Built/Eff:	<b>1941 / 1967</b>
		Air Cond:	
		Style:	
		Fireplace:	<b>/</b>
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **229 WEST 97<sup>TH</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6053-010-031**

**Date: September 21, 2015**

**CASE#: 523325**  
**ORDER NO: A-3382673**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 22, 2013**  
COMPLIANCE EXPECTED DATE: **December 22, 2013**  
DATE COMPLIANCE OBTAINED: **No Compliance To Date**

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3382673

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BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT  
VAN AMBATIELOS  
VICE-PRESIDENT  
E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

ORDER TO COMPLY AND NOTICE OF FEE

JOSE & MARIBEL LOPEZ/NAVA  
229 W 97TH ST  
LOS ANGELES, CA 90003

CASE #: 523325  
ORDER #: A-3382673  
EFFECTIVE DATE: November 22, 2013  
COMPLIANCE DATE: December 22, 2013

OWNER OF  
SITE ADDRESS: 229 W 97TH ST  
ASSESSORS PARCEL NO.: 6053-010-031  
ZONE: R2; Two Family Zone

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

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

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

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

1. Not providing or maintaining the required covered off street parking.  
You are therefore ordered to: Provide/maintain required off-street parking.  
Code Section(s) in Violation: 12.21A.4.(m), 12.21A.1.(a) of the L.A.M.C.  
Location: Garage  
Comments: Garage is for vehicle parking to be maintained.

**NON-COMPLIANCE FEE WARNING:**

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II 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 chaged 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 err 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: November 19, 2013

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

Edmond.Deckert@lacity.org

  
REVIEWED BY