

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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VICE 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

December 22, 2014

Council District: # 10

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

JOB ADDRESS: **1740 SOUTH HARVARD BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5074-023-002**

On February 17, 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: **1740 South Harvard Blvd., Los Angeles California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance.

In addition, pursuant to Section 98.0421, the property owner was issued an order January 18, 2013 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	\$ 550.00
Late Charge/Collection fee (250%)	840.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	277.50
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 2,116.06</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 **\$2,116.06** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$2,116.06** 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

*fr. Steve Ongele*  
fr. Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: \_\_\_\_\_  
DEPUTY



# EXHIBIT A



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

## Property Title Report

Work Order No. T10885  
Dated as of: 11/14/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 5074-023-002

Property Address: 1740 S HARVARD BLVD ✓ City: Los Angeles County: Los Angeles

#### VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: MK&K DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY

Grantee: EQUITY PARTNERS INVESTMENT FIRM, INC.

Instrument: 20120930334

Book/Page: N/A

Dated: 10/25/2011

Recorded: 06/22/2012

MAILING ADDRESS: EQUITY PARTNERS INVESTMENT FIRM, INC.  
5786 RODEO RD STE 294 LOS ANGELES CA 90016

### SCHEDULE B

#### LEGAL DESCRIPTION

LOT 72 OF MATTISON'S HIGH LEVEL TABLE LAND TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 70 PAGE 14 OF MISCELLANEOUS RECORDS, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

#### MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: GEORGIA WASHINGTON, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Lender/Beneficiary: MERS AS NOMINEE FOR QUALITY HOME LOANS

Trustee: T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION

Instrument: 06/1721662

Book/Page: N/A

Amount: \$422,500.00

Open Ended: NO

Dated: 07/26/2006

Recorded: 08/03/2006

Maturity Date: 08/01/2036



**INTUITIVE REAL ESTATE SOLUTIONS**

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10885

**SCHEDULE B (Continued)**

**MAILING ADDRESS: QUALITY HOME LOANS 26500 AGOURA ROAD, SUITE 102-250  
CALABASAS, CALIFORNIA 91302**

**MAILING ADDRESS: QUALITY HOME LOANS 27001 AGOURA ROAD SUITE 325  
AGOURA CALIFORNIA 91301**

**MAILING ADDRESS: T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION 1820  
E. FIRST STREET, STE. 210, SANTA ANA, CALIFORNIA 92705**

**MAILING ADDRESS: "MERS" IS MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. PO BOX 2026, FLINT, MI 48501-2026**

SAID DEED OF TRUST IS SUBJECT TO A SUBSTITUTION OF TRUSTEE, DATED  
09/15/2009, RECORDED 09/18/2009 AS INSTRUMENT NO. 20091428057.

**MAILING ADDRESS: RECONTRUST COMPANY 1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 04/29/2011, RECORDED 05/05/2011 AS INSTRUMENT NO. 20110644825.

**MAILING ADDRESS: RECONTRUST COMPANY 1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063**

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (ASSIGNOR) TO THE BANK OF NEW YORK  
MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE  
FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2006-QH1 (ASSIGNEE), DATED 04/29/2011, RECORDED 05/05/2011 AS  
INSTRUMENT NO. 20110644826.

**MAILING ADDRESS: RECONTRUST COMPANY 1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A SUBSTITUTION OF TRUSTEE,  
DATED 06/05/2014, RECORDED 06/16/2014 AS INSTRUMENT NO. 20140619827.

**MAILING ADDRESS: TRUSTEE CORPS 17100 GILLETTE AVE IRVINE, CA 92614**

**MAILING ADDRESS: MTC FINANCIAL INC. DBA TRUSTEE CORPS, 17100 GILLETTE  
AVE, IRVINE, CA 92614**

SAID DEED OF TRUST IS FURTHER SUBJECT TO A NOTICE OF DEFAULT AND  
ELECTION TO SELL UNDER DEED OF TRUST, DATED 07/08/2014, RECORDED  
07/09/2014 AS INSTRUMENT NO. 20140705496.

**MAILING ADDRESS: TRUSTEE CORPS 17100 GILLETTE AVE IRVINE, CA 92614**

**Type of Instrument** DEED OF TRUST

**Trustor/Mortgagor:** ARTHUR WASHINGTON AND GEORGIA WASHINGTON HUSBAND AND WIFE  
AS JOINT TENANTS

**Lender/Beneficiary:** INVESTORS TRUST



**INTUITIVE REAL ESTATE SOLUTIONS**

5711 W. SLAUSON AVE., SUITE 170

CULVER CITY, CA 90230

Phone 310-649-2020 310-649-0030 Fax

Work Order No. T10885

**SCHEDULE B (Continued)**

**Trustee:** SECURITY UNION TITLE INSURANCE COMPANY

**Instrument:** 20072372443

**Book/Page:** N/A

**Amount:** \$90,000.00

**Open Ended:** NO

**Dated:** 10/11/2007

**Recorded:** 10/18/2007

**Maturity Date:** 10/11/2012

**MAILING ADDRESS:** INVESTORS TRUST 21004 NORDHOFF STREET CHATSWORTH, CALIFORNIA 91311

**MAILING ADDRESS:** SECURITY UNION TITLE INSURANCE COMPANY, 1440 RIDGE GATE DRIVE, SUITE 300, DIAMOND BAR, CALIFORNIA 91765

SAID DEED OF TRUST IS SUBJECT TO A ASSIGNMENT OF DEED OF TRUST FROM INVESTOR'S TRUST LOANS (ASSIGNOR) TO JEFFREY M. ALTMAN, A SINGLE MAN (ASSIGNEE) DATED 02/25/2008 RECORDED 02/29/2008 AS INSTRUMENT NO.20080352427

**MAILING ADDRESS:** JEFFREY M. ALTMAN PO BOX 83533 SAN DIEGO, CA 92138-3533

**Type of Instrument** MISCELLANEOUS

**Comments:** NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS DATED 09/30/2011 RECORDED 09/30/2011 AS INSTRUMENT NO. 20111331843

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

**MAILING ADDRESS:** JEFFREY CHRISTIAN 3550 WILSHIRE BLVD, SUITE 1800 LOS ANGELES, CA 90010-2419

**MAILING ADDRESS:** MK AND K DEVELOPMENT LLC, PO BOX 83533 SAN DIEGO, CA 92138

NOTICE OF PENDING LIEN DATED 11/06/2012 RECORDED 11/30/2012 AS INSTRUMENT NO. 20121836212

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

**MAILING ADDRESS:** MK AND K DEVELOPMENT LLC CRAIG H. MORSE 5655 N LINDERO CANYON RD. SUITE 521 WESTLAKE VILLAGE CA, 91362

NOTICE OF PENDING LIEN DATED 11/06/2012 RECORDED 11/30/2012 AS INSTRUMENT NO.20121836221

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

**MAILING ADDRESS:** MK AND K DEVELOPMENT LLC CRAIG H. MORSE 5655 N LINDERO CANYON RD. SUITE 521 WESTLAKE VILLAGE CA, 91362



**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. T10885

**SCHEDULE B (Continued)**

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER  
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS  
DATED 02/01/2013 RECORDED 02/01/2013 AS INSTRUMENT NO. 20130172033

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE  
ENFORCEMENT BUREAU 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

**MAILING ADDRESS:** DAVE MATSON 3550 WILSHIRE BLVD, SUITE 1800 LOS  
ANGELES, CA 90010-2419

**MAILING ADDRESS:** EQUITY PARTNERS INVESTMENT FIRM INC, MIKE  
WILLS/ 6709 LA TIJERA BLVD SUITE 295 LOS ANGELES, CA 90045 *OWNER*

NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER  
HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS  
DATED 03/28/2014 RECORDED 03/28/2014 AS INSTRUMENT NO. 20140313789

**MAILING ADDRESS:** DEPARTMENT OF BUILDING AND SAFETY CODE  
ENFORCEMENT BUREAU 3550 WILSHIRE BLVD., SUITE 1800 LOS ANGELES, CA 90010

**MAILING ADDRESS:** ALEXANDER MOFFAT 3550 WILSHIRE BLVD, SUITE  
1800 LOS ANGELES, CA 90010-2419

**MAILING ADDRESS:** EQUITY PARTNERS INVESTMENT FIRM INC, MIKE  
WILLS/ 6709 LA TIJERA BLVD SUITE 295 LOS ANGEL, CESA 90045

NOTICE OF LIEN, DATED 06/02/2014 RECORDED 06/10/2014 AS INSTRUMENT  
NO. 20140600789

**MAILING ADDRESS:** LOS ANGELES HOUSING AND COMMUNITY  
INVESTMENT DEPARTMENT REGULATORY COMPLIANCE & CODE  
ENFORCEMENT 1200 WEST 7TH STREET, 8TH FLOOR LOS ANGELES, CA 90017

**MAILING ADDRESS:** EQUITY PARTNERS INVESTMENT FIRM INC 05786  
RODEO RD STE 294 LOS ANGELES CA 90016

NOTICE OF PENDING LIEN DATED 09/23/2014 RECORDED 10/03/2014 AS  
INSTRUMENT NO. 20141051975

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

**MAILING ADDRESS:** EQUITY PARTNERS INVESTMENT FIRM INC 5786  
RODEO RD SUITE #294 LOS ANGELES CA 90016



## RECORDING REQUESTED BY

AND WHEN RECORDED MAIL THIS DEED AND, UNLESS OTHERWISE SHOWN BELOW, MAIL TAX STATEMENT TO:

Name EQUITY PARTNERS INVESTMENT FIRM, INC.  
 Street 5786 ROSS RD #C 294  
 Address  
 City & State LOS ANGELES, CA  
 Zip 90016

Title Order No.

Escrow No.

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## Grant Deed

THE UNDERSIGNED GRANTOR (S) DECLARE (S)

DOCUMENTARY TRANSFER TAX IS \$ 0

unincorporated area

City of LOS ANGELESParcel No. 5074-023-002☐ computed on full value of interest or property conveyed, or☐ computed on full value less value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, THIS IS A DONOR-DEED GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN  
RAT 11911

hereby GRANT(S) to

MK&K DEVELOPMENT LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

EQUITY PARTNERS INVESTMENT FIRM, INC.

the following described real property in the

SEE Exhibit "A" Attached hereto and made part of.

county of LOS ANGELES

state of California

Dated 10/25/11

STATE OF CALIFORNIA

COUNTY OF Los AngelesOn Oct. 25, 2011 before me,

Sharouna Daniali Farzam, Notary Public  
 (here insert name and title of the officer)

personally appeared Craig Howard Morse.

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 [Signature]

SHAROUNA DANIALI FARZAM  
 Commission # 1891896  
 Notary Public - California  
 Los Angeles County  
 My Comm. Expires Jun 5, 2014

(This area for official notarial seal)

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

Name

Street Address

City &amp; State



COMMONWEALTH LAND TITLE CO.  
SAN BERNARDINO

Recording Requested By:  
QUALITY HOME LOANS

And After Recording Return To:  
QUALITY HOME LOANS  
26500 AGOURA ROAD, SUITE 102-250  
CALABASAS, CALIFORNIA 91302

06 1721662

2128254.15

Loan Number: 066637

(Space Above This Line For Recording Data)

## DEED OF TRUST

MIN: 100411900000066581

### 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 JULY 26, 2006, together with all Riders to this document.

(B) "Borrower" is GEORGIA WASHINGTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY

Borrower is the trustor under this Security Instrument.

(C) "Lender" is QUALITY HOME LOANS

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA  
Lender's address is 27001 AGOURA ROAD, SUITE 325, AGOURA, CALIFORNIA 91301

(D) "Trustee" is T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION 1820 E. FIRST STREET, STE. 210, SANTA ANA, CALIFORNIA 92705

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P.O. Box 2026, Flint, MI 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated JULY 26, 2006  
The Note states that Borrower owes Lender FOUR HUNDRED TWENTY-TWO THOUSAND FIVE HUNDRED AND 00/100 Dollars (U.S. \$ 422,500.00) plus interest.



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Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 1, 2036

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

(H) "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.

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

(J) "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.

(K) "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.

(L) "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.

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

(N) "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.

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

(P) "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.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "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

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. 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

06 1721662



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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.

  
\_\_\_\_\_  
Georgia Washington (Seal)  
-Borrower

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

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

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


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

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

Witness:

Witness:

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT - MERS  
Form 3005 01/01 Page 13 of 14

DocuSign  800-649-1362  
www.docuSign.com

08/03/06

06 1721662



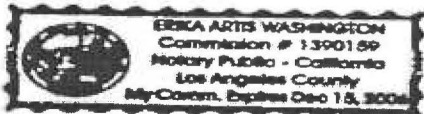
15

State of California )  
County of Los Angeles ) ss.

On July 27, 2006 before me, Erika Artis Washington, NOTARY PUBLIC,  
personally appeared Georgia Washington

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.



Erika Artis Washington  
NOTARY SIGNATURE

Erika Artis Washington  
(Typed Name of Notary)

NOTARY SEAL

03/03/06

06 1721662



**Landsafe Default Inc.**

RECORDING REQUESTED BY:  
RECONTRUST COMPANY

AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:  
RECONTRUST COMPANY  
1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063



ATTN: Esmeralda Reyes  
TS No. 08-0055713

08-8-208575

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

WHEREAS, GEORGIA WASHINGTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY was the original Trustor, T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. was the original Beneficiary under that certain Deed of Trust dated 07/26/2006 recorded on 08/03/2006 as Instrument No. 06 1721662 in Book Page of Official Records of Los Angeles County, California;


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 substitutes RECONTRUST COMPANY, N.A., WHOSE ADDRESS IS: 1757 TAPO CANYON ROAD, SVW-88 SIMI VALLEY, CA 93063, 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: April 29, 2011

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.

BY:   
Kevin Rudolph, Assistant Secretary

APR 29 2011

State of: California

County of: Ventura

On APR 29 2011 before me, K. Mercado, notary public, personally appeared Kevin Rudolph, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to 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

  
K. Mercado

(Seal)



Form sub (01/09)

6B



**Landsafe Default Inc.**

RECORDING REQUESTED BY:  
RECONTRUST COMPANY  
AND WHEN RECORDED MAIL DOCUMENT  
AND TAX STATEMENTS TO:  
RECONTRUST COMPANY  
1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA 93063



TS No. 08-0055713

08-8-208575

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**CORPORATION ASSIGNMENT OF DEED OF TRUST/MORTGAGE**

FOR VALUE RECEIVED, THE UNDERSIGNED HEREBY GRANTS, ASSIGNS AND TRANSFER TO:

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY AS TRUSTEE FOR THE BENEFIT OF THE CERTIFICATEHOLDERS OF THE  
CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2006-QH1**

ALL BENEFICIAL INTEREST UNDER THAT CERTAIN DEED OF TRUST DATED 07/26/2006, EXECUTED BY:  
GEORGIA WASHINGTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, TRUSTOR: TO  
T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION, TRUSTEE AND RECORDED AS INSTRUMENT NO.  
06 1721662 ON 08/03/2006, OF OFFICIAL RECORDS IN THE COUNTY RECORDER'S OFFICE OF LOS ANGELES  
COUNTY, IN THE STATE OF CALIFORNIA.

DESCRIBING THE LAND THEREIN: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST

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/MORTGAGE.

DATED: ~~May 30, 2008~~

APR 29 2011

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

State of: California )

County of: Ventura )

On APR 29 2011 before me,

Kevin Rudolph

BY:

Kevin Rudolph, Assistant Secretary  
K. Mercado

APR 29 2011

, notary public, personally appeared  
who proved to me on the basis of satisfactory evidence to be the  
person(s) whose name(s) is/are subscribed to 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.

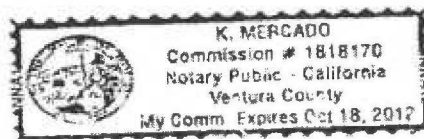
WITNESS my hand and official seal.

Signature

Km

(Seal)

K. Mercado



Form assignmt (01/09)



RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

TRUSTEE CORPS  
17100 Gillette Ave  
Irvine, CA 92614



APN: 5074-023-002

TS No: CA08003182-14-1

TO No: 140098117-CA-MAI

### SUBSTITUTION OF TRUSTEE

WHEREAS, GEORGIA WASHINGTON, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY was the original Trustor(s), T.D. SERVICE COMPANY, A CALIFORNIA CORPORATION was the original Trustee and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for QUALITY HOME LOANS, its successors and assigns, was the original Beneficiary under that certain Deed of Trust dated July 26, 2006 and recorded on August 3, 2006 as Instrument No. 06 1721662 of official records in the Office of the Recorder of Los Angeles County, California:

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

NOW THEREFORE, The Bank of New York Mellon FKA The Bank of New York, Not in its Individual Capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-QH1 hereby substitutes MTC Financial Inc. dba Trustee Corps, whose address is 17100 Gillette Ave, Irvine, CA 92614, as Trustee under said Deed of Trust.

Dated: 6/5/2014

The Bank of New York Mellon FKA The Bank of New York, Not in its Individual Capacity but solely as Trustee for the Benefit of the Certificateholders of the CWABS, Inc. Asset-Backed Certificates, Series 2006-QH1

By New Penn Financial, LLC dba Shellpoint Mortgage Servicing as Servicer

By: 

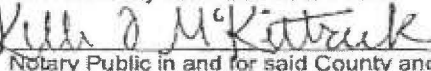
STATE OF South Carolina  
COUNTY OF Greenville

On 6/5/2014 before me, Kelli A McKittrick, Notary Public,  
personally appeared Jacqueline Gonzalez

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.

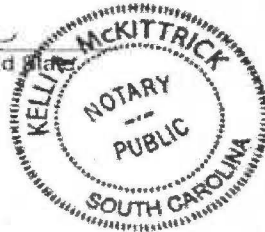
I certify under PENALTY OF PERJURY under the laws of the State of South Carolina that the foregoing paragraph is true and correct.

WITNESS my hand and official seal



Notary Public in and for said County and State

KELLI A. MCKITTRICK  
Notary Public, State of South Carolina  
My Commission Expires 10/17/2022



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2

RECORDING REQUESTED BY:



WHEN RECORDED MAIL TO

Trustee Corps  
17100 Gillette Ave  
Irvine, CA 92614

APN: 5074-023-002

TS No: CA08C03182-14-1

TO No: 140098117-CA-MAI

## NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST

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

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

NOTA: SE ADJUNTA UN RESUMEN DE LA INFORMACIÓN DE ESTE DOCUMENTO  
TALA: MAYROONG BUOD NG IMPORMASYON SA DOKUMENTONG ITO NA NAKALAKIP  
LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

(The above statement is made pursuant to CA Civil Code Section 2923.3(c)(1). The Summary will be provided to Trustor(s) and/or vested owner(s) only, pursuant to CA Civil Code Section 2923.3(c)(2).)

### IMPORTANT NOTICE

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION.**

and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recording appears on this notice).

This amount is \$472,646.70 as of July 8, 2014, and will increase until your account becomes current.

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

Upon your written request, the Beneficiary or Mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your Beneficiary or Mortgagee may mutually agree in writing prior to the time the Notice of Sale is posted (which may not be earlier than the end of the three-month period stated above) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits

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# EXHIBIT B

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**

Date: **December 22, 2014**

JOB ADDRESS: **1740 SOUTH HARVARD BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5074-023-002**

Last Full Title: **11/14/2014**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). EQUITY PARTNERS INVESTMENT FIRM, INC.  
5786 RODEO ROAD, SUITE 294  
LOS ANGELES, CA. 90016-5040  
CAPACITY: OWNER
- 2). EQUITY PARTNERS INVESTMENT FIRM, INC  
MIKE WILLIS  
6709 LA TIJERA BLVD., SUITE 295  
LOS ANGELES, CA. 90045  
CAPACITY: OWNER
- 3). QUALITY HOME LOANS  
26500 AGOURA ROAD, SUITE 102-250  
CALABASAS, CA. 91302  
CAPACITY: INTERESTED PARTIES
- 4). QUALITY HOME LOANS  
27001 AGOURA ROAD, SUITE 325  
AGOURA, CA. 91301  
CAPACITY: INTERESTED PARTIES
- 5). T.D. SERVICE COMPANY  
1820 EAST FIRST STREET, SUITE 210  
SANTA ANA, CA. 92705  
CAPACITY: INTERESTED PARTIES
- 6). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.  
P.O. BOX 2026  
FLINT, MI. 48501-2026  
CAPACITY: INTERESTED PARTIES
- 7). RECONTRUST COMPANY  
1757 TAPO CANYON ROAD, SVW-88  
SIMI VALLEY, CA. 93063  
CAPACITY: INTERESTED PARTIES



- 8). TRUSTEE CORPS  
17100 GILLETTE AVENUE  
IRVINE, CA. 92614  
CAPACITY: INTERESTED PARTIES
- 9). MTC FINANCIAL INC.  
DBA TRUSTEE CORPS  
17100 GILLETTE AVENUE  
IRVINE, CA. 92614  
CAPACITY: INTERESTED PARTIES
- 10). INVESTORS TRUST  
21004 NORDHOFF STREET  
CHATSWORTH, CA. 91311  
CAPACITY: INTERESTED PARTIES
- 11). SECURITY UNION TITLE INSURANCE COMPANY  
1440 RIDGE GATE DRIVE, SUITE 300  
DIAMOND BAR, CA. 91765  
CAPACITY: INTERESTED PARTIES
- 12). JEFFREY M. ALTMAN  
P.O. BOX 83533  
SAN DIEGO, CA. 92138-3533  
CAPACITY: INTERESTED PARTY
- 13). MK AND K DEVELOPMENT LLC.  
P.O. BOX 83533  
SAN DIEGO, CA. 92138-3533  
CAPACITY: INTERESTED PARTIES
- 14). MK AND K DEVELOPMENT LLC.  
CRAIG H. MORSE  
5655 NORTH LINDERO CANYON ROAD, SUITE 521  
WEST LAKE, CA. 91362  
CAPACITY: INTERESTED PARTIES
- 15). LOS ANGELES HOUSING AND COMMUNITY INVESTMENT DEPARTMENT  
REGULATORY COMPLIANCE AND CODE ENFORCEMENT  
1200 WEST 7<sup>TH</sup> STREET, 8<sup>TH</sup> FLOOR  
LOS ANGELES, CA. 90017  
CAPACITY: INTERESTED PARTIES



## Property Detail Report

For Property Located At :  
**1740 S HARVARD BLVD, LOS ANGELES, CA 90006-5229**



CoreLogic  
 RealQuest Professional

### Owner Information

Owner Name: EQUITY PARTNERS INVESTMENT/FIRM INC  
 Mailing Address: 5786 RODEO RD #294, LOS ANGELES CA 90016-5040 C036  
 Vesting Codes: / /

### Location Information

Legal Description: MATTISON'S HIGH LEVEL TABLELAND TRACT LOT 72  
 County: LOS ANGELES, CA APN: 5074-023-002  
 Census Tract / Block: 2212.10 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: MATTISSONS HIGH LEVEL TABLE  
 Legal Book/Page: Map Reference: 43-E4 / 633-J5  
 Legal Lot: 72 Tract #: LA  
 Legal Block: School District: LOS ANGELES  
 Market Area: C16 School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: 06/22/2012 / 10/25/2011 Deed Type: GRANT DEED  
 Sale Price: 1st Mtg Document #:  
 Document #: 930334

### Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /  
 Sale Price: 1st Mtg Int. Rate/Type: /  
 Sale Type: 1st Mtg Document #: /  
 Document #: 2nd Mtg Amount/Type: /  
 Deed Type: 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt:  
 New Construction: Multi/Split Sale:  
 Title Company:  
 Lender:  
 Seller Name:

### Prior Sale Information

Prior Rec/Sale Date: / Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: /  
 Prior Doc Number: Prior 1st Mtg Rate/Type: /  
 Prior Deed Type:

### Property Characteristics

Gross Area: Parking Type: Construction:  
 Living Area: 2,280 Garage Area: Heat Type: HEATED  
 Tot Adj Area: Garage Capacity:  
 Above Grade: Parking Spaces:  
 Total Rooms: Basement Area:  
 Bedrooms: 4 Finish Bsmnt Area:  
 Bath(F/H): 1 / Basement Type:  
 Year Built / Eff: 1903 / 1903 Roof Type:  
 Fireplace: / Foundation:  
 # of Stories: Roof Material:  
 Other Improvements: Condition:

### Site Information

Zoning: LAR2 Acres: 0.13 County Use: SINGLE FAMILY RESID  
 Lot Area: 5,840 Lot Width/Depth: 50 x 117 (0100)  
 Land Use: SFR Res/Comm Units: / State Use:  
 Site Influence: Water Type:  
 Sewer Type:

### Tax Information

Total Value: \$399,606 Assessed Year: 2014 Property Tax: \$5,113.53  
 Land Value: \$266,404 Improved %: 33% Tax Area: 210  
 Improvement Value: \$133,202 Tax Year: 2014 Tax Exemption:  
 Total Taxable Value: \$399,606



**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**1740 S HARVARD BLVD, LOS ANGELES, CA 90006-5229****4 Comparable(s) found.** (Click on the address to view more property information)[View Report](#)[Configure Display Fields](#)[Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 4**

	Subject Property	Low	High	Average
Sale Price	\$0	\$300,000	\$705,000	\$536,250
Bldg/Living Area	2,280	2,263	2,422	2,371
Price/Sqft	\$0.00	\$123.86	\$311.53	\$227.74
Year Built	1903	1905	1912	1906
Lot Area	5,840	5,711	6,751	6,036
Bedrooms	4	4	4	4
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$399,606	\$191,820	\$502,000	\$365,472
Distance From Subject	0.00	0.06	0.42	0.22

\* = user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>										
<input type="checkbox"/>		1740 S HARVARD BLVD		1903	4	1		2,280	5,840	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	1700 S HOBART BLVD	\$460,000	1905	4	3	09/04/2014	2,412	5,851	0.06
<input checked="" type="checkbox"/>	2	1802 S OXFORD AVE	\$705,000	1905	4	2	09/23/2014	2,263	5,711	0.2
<input checked="" type="checkbox"/>	3	1913 S LA SALLE AVE	\$680,000	1912	4	1	07/08/2014	2,387	5,833	0.2
<input checked="" type="checkbox"/>	4	1832 W 22ND ST	\$300,000	1905	4	3	08/18/2014	2,422	6,751	0.42



**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**1740 S HARVARD BLVD, LOS ANGELES, CA 90006-5229****4 Comparable(s) Selected.**

Report Date: 12/17/2014

**Summary Statistics:**

	Subject	Low	High	Average
Sale Price	\$0	\$300,000	\$705,000	\$536,250
Bldg/Living Area	2,280	2,263	2,422	2,371
Price/Sqft	\$0.00	\$123.86	\$311.53	\$227.74
Year Built	1903	1905	1912	1906
Lot Area	5,840	5,711	6,751	6,036
Bedrooms	4	4	4	4
Bathrooms/Restrooms	1	1	3	2
Stories	0.00	0.00	0.00	0.00
Total Value	\$399,606	\$191,820	\$502,000	\$365,472
Distance From Subject	0.00	0.06	0.42	0.22

\* = user supplied for search only



Comp #1 Distance From Subject:0.06 (miles)  
 Address: 1700 S HOBART BLVD, LOS ANGELES, CA 90006-5235  
 Owner Name: SOLUTION ONE INVESTMENT GROUP  
 Seller Name: MENDOZA ROGELIO Z  
 APN: 5074-021-007 Map Reference: 43-E4 / 633-J5 Living Area: 2,412  
 County: LOS ANGELES, CA Census Tract: 2212.10 Total Rooms:  
 Subdivision: MATTISONS HIGH LEVEL Zoning: LAR2 Bedrooms: 4  
 TABLELAN  
 Rec Date: 09/04/2014 Prior Rec Date: 10/05/1984 Bath(F/H): 3 /  
 Sale Date: 08/06/2014 Prior Sale Date: Yr Built/Eff: 1905 / 1915  
 Sale Price: \$460,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 927358 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$484,300 Lot Area: 5,851 Pool:  
 Total Value: \$491,821 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #2 Distance From Subject:0.2 (miles)  
 Address: 1802 S OXFORD AVE, LOS ANGELES, CA 90006-5106  
 Owner Name: ROSS MICHAEL D/ROSS CHRISTOPHER D  
 Seller Name: BRONSON ERIC E  
 APN: 5074-016-008 Map Reference: 43-E4 / 633-H5 Living Area: 2,263  
 County: LOS ANGELES, CA Census Tract: 2213.02 Total Rooms:  
 Subdivision: HARVARD HEIGHTS Zoning: LAR2 Bedrooms: 4  
 Rec Date: 09/23/2014 Prior Rec Date: 04/14/1999 Bath(F/H): 2 /  
 Sale Date: 09/04/2014 Prior Sale Date: 03/18/1999 Yr Built/Eff: 1905 / 1915  
 Sale Price: \$705,000 Prior Sale Price: \$150,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1005873 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$564,000 Lot Area: 5,711 Pool:  
 Total Value: \$191,820 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #3 Distance From Subject:0.2 (miles)  
 Address: 1913 S LA SALLE AVE, LOS ANGELES, CA 90018-1622  
 Owner Name: ZORRILLA JOSEPH S/ZORRILLA JOSE  
 Seller Name: SCHULLBERG PETER & BETH G  
 APN: 5074-031-015 Map Reference: 43-E4 / 633-J6 Living Area: 2,387  
 County: LOS ANGELES, CA Census Tract: 2214.02 Total Rooms:  
 Subdivision: WEST ADAMS HEIGHTS Zoning: LAC2 Bedrooms: 4  
 Rec Date: 07/08/2014 Prior Rec Date: 08/09/2012 Bath(F/H): 1 /  
 Sale Date: 06/10/2014 Prior Sale Date: 07/24/2012 Yr Built/Eff: 1912 / 1912  
 Sale Price: \$680,000 Prior Sale Price: \$275,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 701975 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: Lot Area: 5,833 Pool:  
 Total Value: \$276,247 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #4 Distance From Subject:0.42 (miles)  
 Address: 1832 W 22ND ST, LOS ANGELES, CA 90018-1642  
 Owner Name: WINNETKA GROUP INC  
 Seller Name: CROWE C Y LIVING TRUST  
 APN: 5058-026-025 Map Reference: 43-E4 / 633-J6 Living Area: 2,422  
 County: LOS ANGELES, CA Census Tract: 2215.00 Total Rooms:  
 Subdivision: GRANDADA Zoning: LAR3 Bedrooms: 4  
 Rec Date: 08/18/2014 Prior Rec Date: 03/02/2007 Bath(F/H): 3 /  
 Sale Date: 08/14/2014 Prior Sale Date: 02/22/2007 Yr Built/Eff: 1905 / 1945  
 Sale Price: \$300,000 Prior Sale Price: \$800,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 865321 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: Lot Area: 6,751 Pool:  
 Total Value: \$502,000 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:



# EXHIBIT D

ASSIGNED INSPECTOR: **SERGIO RODRIGUEZ**

Date: **December 22, 2014**

JOB ADDRESS: **1740 SOUTH HARVARD BLVD., LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5074-023-002**

CASE#: **488745**

ORDER NO: **A-3182222**

EFFECTIVE DATE OF ORDER TO COMPLY: **January 18, 2013**

COMPLIANCE EXPECTED DATE: **February 17, 2013**

DATE COMPLIANCE OBTAINED: **No Compliance to Date**

---

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3182222



1010801201484066

**BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS**

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

**CITY OF LOS ANGELES  
CALIFORNIA**



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

**SUBSTANDARD ORDER AND NOTICE OF FEE**

MIKE WILLS/ EQUITY PARTNERS INVESTMENT FIRM INC  
6709 LA TIJERA BLVD SUITE 295  
LOS ANGELES, CA 90045

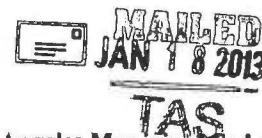
CASE #: 488745  
ORDER #: A-3182222  
EFFECTIVE DATE: January 18, 2013  
COMPLIANCE DATE: February 17, 2013

**OWNER CF**

SITE ADDRESS: 1740 S HARVARD BLVD

ASSESSORS PARCEL NO.: 5074-023-002

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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

**VIOLATION(S):**

**1. Unapproved occupancy or use of the single family dwelling as separate dwelling units.**

You are therefore ordered to: Discontinue the unapproved occupancy or use of the single family dwelling as separate dwelling units.

Code Section(s) in Violation: 91.104.2.5, 91.103.1, 91.8902.14, 12.26E and 12.21A.1.(a) of the L.A.M.C.

Comments: Doors to bedrooms have keyed locks and partition walls built to block access to all areas of house by each resident.

**2. The remodel of the single family dwelling to partition sections of the house was/is constructed without the**



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



**required permits and approvals.**

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Walls at entryway, living room, bedroom created near rear porch, and bathroom on service porch. Doors with keyed entry.

**3. Maintenance and repair of existing building. House has windows and doors that don't work, holes in the walls, peeling paint both inside and outside, electrical outlets not maintained, etc.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: This house is in an Historical Preservation Overlay Zone (HPOZ). Any change to the character of the house or garage including windows, paint color, etc. require the approval of the HPOZ Board. Contact Steve Wechsler of City Planning at (213) 978-1391 for more information on approvals for repairs, etc.

**4. Maintenance and repair of existing building. Garage dilapidated and requires repair.**

You are therefore ordered to: Maintain the existing building and/or premises in a safe and sanitary condition and good repair.

Code Section(s) in Violation: 91.8104, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: This house is in an Historical Preservation Overlay Zone (HPOZ). Any change to the character of the house or garage including windows, paint color, etc. require the approval of the HPOZ Board. Contact Steve Wechsler of City Planning at (213) 978-1391 for more information on approvals for repairs, etc.

**5. The building or premises is Substandard due to lack of hot/cold running water to plumbing fixtures.**

You are therefore ordered to: Provide, repair or replace required hot/cold running water to plumbing fixtures in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #5, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**6. The building or premises is Substandard due to lack of adequate heating.**

You are therefore ordered to: Provide, repair or replace the required heating in all interior spaces intended for human occupancy to be capable of maintaining a minimum indoor temperature of 68 degrees at a point 3 feet above the floor.

Code Section(s) in Violation: 91.8902.1 #6, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**7. The building or premises is Substandard due to hazardous electrical wiring.**

You are therefore ordered to: Obtain required permits and make the electrical wiring comply with all provisions of the L.A.M.C.

Code Section(s) in Violation: 91.8902.4, 91.8902, 91.103.1, 12.21A.1(a) of the L.A.M.C.

**8. The building or premises is Substandard due to deteriorated or missing electrical lighting.**

You are therefore ordered to: Provide, repair or replace required electrical lighting in the dwelling unit.

Code Section(s) in Violation: 91.8902.1 #10, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.



**9. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair.

Code Section(s) in Violation: 91.8902.13 #1, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

**10. Excessive or overgrown vegetation on the premises. Dead branches in the rear yard.**

You are therefore ordered to: Cut and remove the excessive or overgrown vegetation and weeds from the premises.

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

**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.

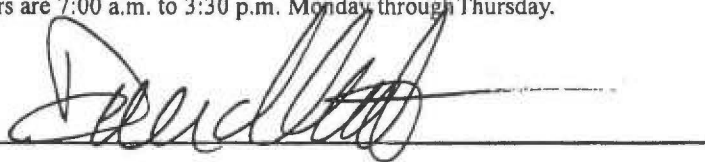
**NOTICE:**

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>



If you have any questions or require any additional information please feel free to contact me at (213)252-3957.  
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:



Date: January 09, 2013

DAVE MATSON  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3957



REVIEWED BY