

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

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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 15, 2015

Council District: # 4

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

JOB ADDRESS: **265 SOUTH GRAMERCY PLACE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5516-016-015**

On September 22, 2012, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **265 South Gramercy Place, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement Fee	\$ 550.00
Late Charge/Collection Fee (250%)	1,375.00
Accumulated Interest (1%/month)	606.91
Title Report Fee	42.00
Grand Total	\$ 2,573.91

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 **\$2,573.91** 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 **\$2,573.91** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11947
 Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN # 5516-016-015

Property Address: 265 S GRAMERCY PL ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Individual Grant Deed

Grantee : Ki Suk Jun and Duck Soon Jun, husband and wife as joint tenants

Grantor : James H. Graves and Adrienne B. Graves, husband and wife as joint tenants

Deed Date : 11/20/1995

Recorded : 1/10/1996

Instr No. : 1996 00056683

Mailing Address: Ki Suk Jun and Duck Soon Jun,
 PO BOX 74869 LOS ANGELES CA 90004

Mailing Address: Ki Suk Jun and Duck Soon Jun,
 265 S. Gramercy Place Los Angeles CA, 90004

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 87 of Tract No. 269 in the City of Los Angeles, County of Los Angeles, State of California as per map recorded in Book 14 Page 169 of maps, in the office of the county recorder of said county.

Assessor's Parcel No: 5516-016-015

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 : \$0.00

Dated : 9/17/2003

Trustor : Ki Suk Jun and Duck Soon Jun

Trustee : Occidental Services, Inc.

Beneficiary : American Contractors Indemnity Company

Recorded : 2/17/2004

Instr No. : 04 0348024

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. T11947

SCHEDULE B (Continued)

The above DOT does not show a Dollar amount.

Mailing Address: Occidental Services, Inc., None Shown.

Mailing Address: American Contractors Indemnity Company,
9841 Alrport Blvd., 9th Floor Los Angeles, CA 90045

An agreement which states that this instrument was subordinated by document:

Recorded : 3/15/2005 **Instr No. :** 05 0588040

Subordinated to Instrument No. or Book/Page: 05 0588041

Mailing Address: Washington Mutual Bank, FA, 400 East Main Street Stockton, CA 95290

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

Amount : \$420,000.00 **Dated :** 3/7/2005

Trustor : Ki Suk Jun and Duck Soon Jun

Trustee : California Reconveyance Company

Beneficiary : Washington Mutual Bank, FA

Recorded : 3/15/2005 **Instr No. :** 05 0588041

Maturity Date is: 4/1/2035

Mailing Address: California Reconveyance Company, None Shown.

Mailing Address: Washington Mutual Bank, FA, 400 East Main Street Stockton, CA 95290

Assignment of the above referenced security instrument is as follows:

Assignee : Deutsche Bank National Trust Co as trustee for Washington Mutual Bank Mortgage

Pass-Through Certificates Series 2005-AR13

Recorded : 5/5/2009 **Instr No. :** 20090659106

Mailing Address: Deutsche Bank National Trust Co as trustee for Washington Mutual Bank Mortgage

Pass-Through Certificates Series 2005-AR13, None Shown.

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

Claimant : Department of Building and Safety Financial Services Division

Recorded : 3/8/2013 **Instr No. :** 20130355986

MAILING ADDRESS: Ki Suk Jun and Duck S Jun, PO Box 74869, Los Angeles, CA 90004

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

Type of Document: A financing statement filed in the Office of the County Recorder, showing

Debtor : Ki Jun

Secured Party : Sunnova Energy Corporation

Recorded : 6/26/2014 **Instr No. :** 20140663770

MAILING ADDRESS: Ki Jun, 265 S Gramercy Place, Los Angeles, CA 90004

MAILING ADDRESS: Sunnova Energy Corporation, 24 Greenway Plaza, Suite 1515, TX 77046

RECORDING REQUESTED BY:
Guardian Title Escrow Division
AND WHEN RECORDED MAIL TO:

Mr. and Mrs. Ki Suk Jun
265 S. GRAMERCY PLACE
LOS ANGELES CA. 90004

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THIS SPACE FOR RECORDER'S USE ONLY:

ESCROW NO. 4-9939-B

TITLE ORDER NO. 128641-04

INDIVIDUAL GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) 90 44
DOCUMENTARY TRANSFER TAX is \$242.00, City tax is \$990.00
 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,

JAMES H. GRAVES and ADRIENNE B. GRAVES, Husband and Wife as Joint Tenants

hereby GRANT(s) to:

KI SUK JUN and DUCK SOON JUN, Husband and Wife as Joint Tenants

the real property in the city of Los Angeles, County of Los Angeles, State of California, described as:
Lot 87 of Tract No. 289 in the City of Los Angeles, County of Los Angeles, State of California as per
map recorded in Book 14 Page 169 of maps, in the office of the county recorder of said county.

ALSO KNOWN AS: 265 S. Gramercy Place, Los Angeles, CA 90004
A.P. # 5516-016-015

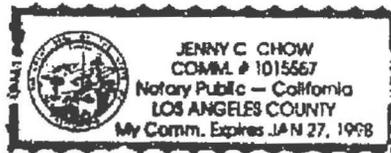
DATED November 20, 1995
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
On December 15, 1995
before me, JENNY C. CHOW
a Notary Public in and for said State, personally appeared
JAMES H. GRAVES
ADRIENNE B. GRAVES

James H. Graves

Adrienne B. Graves

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 Jenny C. Chow



(This area for official notarial seal)

JENNY C. CHOW
COMM. # 1015567
Notary Public - California
LOS ANGELES COUNTY

Mail tax statements to: Mr. and Mrs. Ki Suk Jun, , CA

5516-016-015

AND WHEN RECORDED MAIL TO
AMERICAN CONTRACTORS INDEMNITY COMPANY
9841 Airport Blvd., 9th Floor
Los Angeles, CA 90045
(310) 649-2663

04 0348024

2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**DEED OF TRUST AND ASSIGNMENT OF RENTS
(Agent's Form)**

This Deed of Trust, made this 17 day of September, 20 03, between
K1Suk Jun and Duck Soon Jun herein called Trustor, whose address is
265 S. Gramercy Pl. Los Angeles, CA 90004 and OCCIDENTAL SERVICES, INC.
herein called Trustee and AMERICAN CONTRACTORS INDEMNITY COMPANY, 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 as:

Lot 87 of Tract No. 269 in the City of Los Angeles as per map recorded in Book 14
Page 169 of maps in the office of the county recorder

APN: 5516-016-015 ✓

COMMONLY KNOWN AS: 265 S. Gramercy Pl. Los Angeles, CA 90004

together with appurtenances thereto and the rents, issues and profits thereof. This trust and the property hereby conveyed are security for the
performance by the Trustor of each agreement herein contained and for the performance of all obligations of

Kisuk Jun

herein called Agent as set forth and described in that certain contract between said Agent and Beneficiary dated Sept. 17, 2003
and all amendments or addenda thereto (which contract is made a part hereof by reference as though fully set forth herein) and for the payment of all
monies due or which may become due under said contract and for the payment of all losses, damages, expenses and liabilities which may be suffered,
sustained or incurred by the Beneficiary under said contract by reason of said agent to perform any of his obligations.

Trustor agrees:

(1) To keep said property in good condition and repair; not to remove or demolish any building thereon; to maintain adequate
insurance thereon and to pay: at least ten days before delinquency all taxes and assessments affecting said property, all encumbrances,
charges and liens, with interest, on said property or any part thereof, and all costs, fees and expenses of this Trust.

(2) That upon default of any of his obligations of agent to Beneficiary hereby secured, the Beneficiary may collect the rents,
issues and profits of said property.



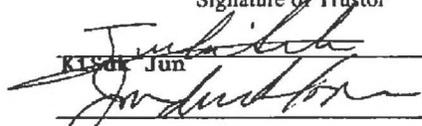
3

(3) That Beneficiary, or any successor in ownership of any indebtedness or obligation secured hereby, may from time to time, by instrument in writing, substitute a successor or successors to any Trustee named herein or acting hereunder, which instrument, executed by the beneficiary and duly acknowledged and recorded in the office of the recorder of the county or counties where said property is situated, shall be conclusive proof of the proper substitution of each successor Trustee or Trustees, who shall, without conveyance from the Trustee predecessor, succeed to all its title, estate, rights, powers and duties.

(4) That a certificate signed by the Beneficiary at any time hereafter setting forth that any bond or undertaking has been declared forfeited or that a loss, damage, expenditure or liability has been sustained or incurred by Beneficiary on account of any bond or undertaking written, effected, or posted by or at the request of said agent or that monies have become due to Beneficiary under the contract hereinabove referred to; the date or dates and amount or amounts or such loss, damages, expenditures and/or liability; that payment has been demanded of said agent and that such loss, damage, expenditures or determined liability has not been paid to the Beneficiary, shall be conclusive and binding on the Trustor and shall be the warrant of the Trustee to proceed forthwith to foreclose and sell upon the security herein and from the proceeds of sale (after deducting expenses including cost and search of evidence title) pay to the Beneficiary the amount so certified and such additional expenses as may thereafter be certified including interest at ten percent (10%) per annum from demand to date of payment and attorney fees. Upon delivery of said certificate to Trustee, Beneficiary may declare all sums or obligations secured hereby due and payable by delivery to Trustee or written declaration of default and demand for sale of written notice of default and election to cause property to be sold, which notice Trustee shall cause to be duly filed for record.

The undersigned Trustor request a copy of any notice of default and notice of sale hereunder be mailed to him at his address shown above.

The undersigned Trustor and the hereinabove Beneficiary request that a copy of any notice of default and any notice of sale affecting the hereinabove mentioned real property be mailed to Trustor and Beneficiary at their respective addresses hereinabove set forth, being the addresses designated for the purpose of receiving such notice, in accordance with Section 2924(b) of the Civil Code of California.

Signature of Trustor


Duck Soon Jun

State of California

ss.

County of Los Angeles

On 9-17-03 before me, Jivalux Buksoontorn (here insert name) Notary Public, personally appeared KiSuk Jun and Duck Soon Jun, 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 acknowledge to me all that ~~is~~ they executed the same in ~~his~~ their authorized capacity(ies), and that by ~~his~~ their signatures(s) on the instrument the person(s), or entity upon behalf of which their person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Signature  (seal)

04 0348024

CACD 23 5/00

3/15/05

ACT
140779-04

05 0588040

2

RECORDING REQUESTED BY:
Hanmi Escrow Co., Inc.

AND WHEN RECORDED MAIL TO:

America Contractors Indemnity Company
Attention: Fred Anschutz
9841 Alrport Blvd. 11th Floor
Los Angeles, CA 90005

THIS SPACE FOR RECORDER'S USE ONLY.

Title Order No.: 140779	Escrow No.: 20841-HH
APN: 5516-016-015	SUBORDINATION AGREEMENT
NOTICE: THIS SUBORDINATION AGREEMENT RESULTS IN YOUR SECURITY INTEREST IN THE PROPERTY BECOMING SUBJECT TO AND OF LOWER PRIORITY THAN THE LIEN OF SOME OTHER OR LATER SECURITY INSTRUMENT.	
THIS AGREEMENT, made , by Ki Suk Jun and Duck Soon Jun, Owner of the land hereinafter described and hereinafter referred to as "Owner", and AMERICAN CONTRACTORS INDEMNITY COMPANY , Present owner and holder of the deed of trust and note first hereinafter described and hereinafter referred to as "Beneficiary",	
WITNESSETH	
THAT WHEREAS, Ki Suk Jun and Duck Soon Jun, did execute a deed of trust, dated September 17, 2003, to Occidental Services, Inc. , as trustee, covering Lot 87 of Tract No. 269, in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 14, Page 169 of Maps, in the Office of the County Recorder of Los Angeles County, California	
Except Thereform all Gas, Oil, Hydrocarbon and all Minerals lying in, on or under said land, However, No right of entry is reserved upon the surface for the purpose of exploring for or extracting Oil, Gas, Hydrocarbons or Minerals; reserving, However, the right to enter the subsurface for the poupose of extracting same, as reserved by Anna M. Macpherson, a window, in Deed recorded August 16,1957 in book 55357 Page 336 of Official Records.	
to secure Performance under an agreement dated September 17, 2003 , in favor of American Contractors Indemnity Company, which deed of trust was recorded February 17, 2004, as Instrument No. 04-348024 , Official Records of said county; and	
WHEREAS, Owner has executed, or is about to execute, a deed of trust and note in the sum of \$420,000.00, dated 02-10-05 in favor of Washington Mutual Bank , hereinafter referred to as "Lender", payable with interest and upon the terms and conditions described therein, which deed of trust is to be recorded concurrently, herewith; and	
WHEREAS, it is a condition precedent to obtaining said loan that said deed of trust last above mentioned shall unconditionally be and remain at all times a lien or charge upon the land hereinbefore described, prior and superior to the lien or charge of the deed of trust first above mentioned; and	
WHEREAS, Lender is willing to make said loan provided the deed of trust securing the same is a lien or charge upon the above described property prior and superlor to the lien or charge of the deed of trust first above mentioned and provided that Beneficiary will specifically and unconditionally subordinate the lien or charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender; and	
WHEREAS, it is to the mutual benefit of the parties hereto that Lender make such loan to Owner; and Beneficiary is willing that the deed of trust securing the same shall, when recorded, constitute a lien or charge upon said land which is unconditionally prior and superior to the lien or charge of the deed of trust first above mentioned.	
NOW, THEREFORE, in consideration of the mutual benefits accruing to the parties hereto and other valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, and in order to induce Lender to make the loan above referred to, it is hereby declared, understood and agreed as follows;	
(1) That said deed of trust securing said note in favor of Lender, and any renewals or extensions thereof, shall unconditionally be and remain at all times a lien or charge on the property therein described, prior and superior to the lien or charge of the deed of trust first above mentioned	
(2) That Lender would not make its loan above described without this subordination agreement	

SUBORDINATION RECORDED DEED OF TRUST TO RECORD

3/15/05

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(3) That this agreement shall be the whole and only agreement with regard to the subordination of the lien of charge of the deed of trust first above mentioned to the lien or charge of the deed of trust in favor of Lender above referred to and shall supersede and cancel, but only insofar as would affect the priority between the deeds of trust hereinbefore specifically described, any prior agreements as to such subordination including, but not limited to, those provisions, if any, contained in the deed of trust first above mentioned, which provide for the subordination of the lien or charge thereof to another deed or deeds of trust or to another mortgage or mortgages.

Beneficiary declares, agrees and acknowledges that

(a) He consents to and approves (i) all provisions of the note and deed of trust in favor of Lender above referred to, and (ii) all agreements, including but not limited to any loan or escrow agreements, between Owner and Lender for the disbursement of the proceeds of Lender's loan

(b) Lender in making disbursements pursuant to any such agreement is under no obligation or duty to, nor has Lender represented that it will, see to the application of such proceeds by the person or persons to whom Lender disburses such proceeds and any application or use of such proceeds for purposes other than those provided for in such agreement or agreements shall not defeat the subordination herein made in whole or in part;

(c) He intentionally and unconditionally waives, relinquishes and subordinates the lien or charge of the deed of trust first above mentioned in favor of the lien or charge upon said land of the deed of trust in favor of Lender above referred to and understands that in reliance upon, and in consideration of, this waiver, relinquishment and subordination specific loans and advances are being and will be made and, as part and parcel thereof, specific monetary and other obligations are being and will be entered into which would not be made or entered into but for said reliance upon this waiver, relinquishment and subordination, and

(d) An endorsement has been placed upon the note secured by the deed of trust first above mentioned that said deed of trust has by this instrument been subordinated to the lien or charge of the deed of trust in favor of Lender above referred to.

NOTICE: THIS SUBORDINATION AGREEMENT CONTAINS A PROVISION WHICH ALLOWS THE PERSON OBLIGATED ON YOUR REAL PROPERTY SECURITY TO OBTAIN A LOAN A PORTION OF WHICH MAY BE EXPENDED FOR OTHER PURPOSES THAN IMPROVEMENT OF THE LAND.

American Contractors Indemnity Company

Ki Suk Jun

By Leon B. Back, Jr., Senior Vice President

Duck Soon Jun

Beneficiary

Owner

STATE OF CALIFORNIA
COUNTY OF Los Angeles

On February 2, 2005

Before me, Barbara Anderson

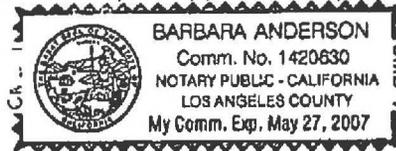
A Notary Public in and for said State, personally appeared
Leon B. Back, Jr.

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

Barbara Anderson



(This area for official notarial seal)

(ALL SIGNATURES MUST BE ACKNOWLEDGED)

IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS SUBORDINATION AGREEMENT, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT THERETO.

(CLTA SUBORDINATION FORM "A")

05 0588040

3/15/05

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California }
County of Los Angeles } ss

On 2-23-05 before me, Harry Hwang
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")
personally appeared Ki Suk Jun & Duck Soop Jun
Name(s) of Signer(s)

- personally known to me
- proved to me on the basis of satisfactory evidence

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

WITNESS my hand and official seal.

[Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document

Description of Attached Document

Title or Type of Document: Subordination Agreement

Document Date: _____ Number of Pages: 1

Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer

Signer's Name _____

- Individual
- Corporate Officer — Title(s) _____
- Partner — Limited General
- Attorney-in-Fact
- Trustee
- Guardian or Conservator
- Other: _____

Signer Is Representing _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

05 0588040

3/15/05

3

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

[Space Above This Line For Recording Data]

AMERICAN COAST TITLE 140779-04

DEED OF TRUST

03-2249-068220303-9

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 March 7, 2005,

together with all Riders to this document.

(B) "Borrower" is KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is Washington Mutual Bank, FA, a federal association.

Lender is a Bank organized and existing under the laws of

United States of America. Lender's address is

400 East Main Street Stockton, CA 95290

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY.

(E) "Note" means the promissory note signed by Borrower and dated March 7, 2005.

The Note states that Borrower owes Lender Four Hundred Twenty Thousand & 00/100

Dollars (U.S. \$ 420,000.00) plus interest. Borrower has promised to pay this debt

in regular Periodic Payments and to pay the debt in full not later than April 1, 2035.

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

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

05 0588041

3/15/05

03-2249-068220303-9

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

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

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

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

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

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

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably

05 0588041

3/15/05

03-2249-068220303-9

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

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"

which currently has the address of 265 SOUTH GRAMERCY PLACE,
[Street]
LOS ANGELES, California 90004 ("Property Address");
[City] [Zip Code]

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

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

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

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

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.

Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in one of more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

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

05 0588041

3/15/05

03-2249-068220303-9

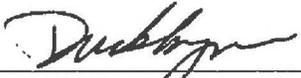
18

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

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

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

X 
KLSOK JUN

X 
DUCK SOON JUN

05 0588041

3/15/05

03-2249-068220303-9

19

(Space Below This Line For Acknowledgment)

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

On 3-8-2005, before me, Harry Hwang, a Notary Public in and for the State of

California, personally appeared Ki Suk Joo and Ducks Soop Joo

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

Witness my hand and official seal


Signature _____
Notary Public in and for the State of California



05 0588041

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop CA2-4379
Chatsworth, CA 91311



Space above this line for recorder's use only

Trustee Sale No 234677CA Loan No 0682203039 Title Order No. 602128467

IMPORTANT NOTICE

NOTE: After having been recorded, this Assignment should be kept with the
Note and the Deed of Trust hereby assigned.

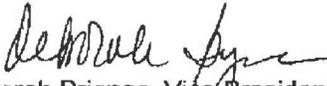
ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to Deutsche Bank National Trust Co as trustee for Washington Mutual Bank Mortgage Pass-Through Certificates Series 2005-AR13 Trust all beneficial interest under that certain Deed of Trust dated 03/07/2005, executed by KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor; to CALIFORNIA RECONVEYANCE COMPANY as Trustee; and Recorded 03/15/2005, Book , Page , Instrument 05 0588041 of official records in the Office of the County Recorder of LOS ANGELES County, California. APN: 5516-016-015 Situs: 265 SOUTH GRAMERCY, PLACE, LOS ANGELES, CA 90004

TOGETHER with the note or notes therein described and secured thereby, the money due and to become due thereon, with interest, and all rights accrued or to accrue under said Deed of Trust including the right to have reconveyed, in whole or in part, the real property described therein.

DATE: May 04, 2009

JPMorgan Chase Bank, National Association, successor in interest to WASHINGTON MUTUAL BANK, FA



Deborah Brignac, Vice President

FA_MERGE.DOC

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Trustee Sale No. 234677CA Loan No. 0682203039 Title Order No. 602128467

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

On May 04, 2009 before me, C. LUCAS, "Notary Public", personally appeared Deborah Brignac, 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)



RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800 892-6902
(818)775-2258 (Fax)



Space above this line for recorder's use only

Trustee Sale No. 234677CA Loan No. 0682203039 Title Order No. 602128467

**IMPORTANT NOTICE
NOTICE OF DEFAULT AND ELECTION TO SELL UNDER DEED OF TRUST**

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 three months from the date this notice of default may be recorded (which date of recordation appears on this notice).

This amount is \$8,639.53 as of May 04, 2009 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 a longer period, you have only the legal right to stop the sale of property by paying the entire amount demanded by your creditor.

877

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Trustee Sale No. 234677CA Loan No. 0682203039 Title Order No. 602128467

To find out the amount you must pay, or to arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact: JPMorgan Chase Bank, National Association, at 7301 BAYMEADOWS WAY , JACKSONVILLE, FL 32256, (877) 926-8937.

If you have any questions, you should contact a lawyer or the governmental agency which may have insured your loan. Notwithstanding the fact that your property is in foreclosure, you may offer your property for sale, provided the sale is concluded prior to the conclusion of the foreclosure.

REMEMBER, YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION. NOTICE IS HEREBY GIVEN THAT: CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under a Deed of Trust dated 03/07/2005, executed by KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS, as trustor, to secure obligations in favor of WASHINGTON MUTUAL BANK, FA, as Beneficiary Recorded 03/15/2005, Book , Page , Instrument 05 0588041 of official records in the Office of the Recorder of LOS ANGELES County, California, as more fully described on said Deed of Trust. APN: 5516-016-015 Situs: 265 SOUTH GRAMERCY, PLACE, LOS ANGELES, CA 90004 Including the note(s) for the sum of \$420,000.00 that the beneficial interest under said Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which said Deed of Trust is security has occurred in that the payment has not been made of: THE 01/01/2009 INSTALLMENT OF PRINCIPAL AND INTEREST AND ALL SUBSEQUENT MONTHLY INSTALLMENTS OF PRINCIPAL AND INTEREST; PLUS ANY ADDITIONAL ACCRUED AND UNPAID AMOUNTS INCLUDING, BUT NOT LIMITED TO, LATE CHARGES, ADVANCES, IMPOUNDS, TAXES, HAZARD INSURANCE, ADMINISTRATIVE FEES, INSUFFICIENT AND PARTIAL RETURN CHECK FEES, STATEMENT FEES, AND OBLIGATIONS SECURED BY PRIOR ENCUMBRANCES.

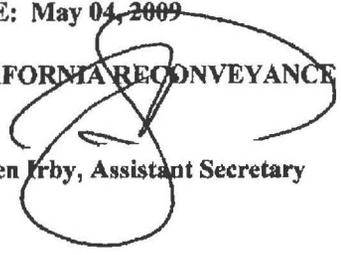
That by reason thereof, the present beneficiary under such Deed of Trust, has executed and delivered to said Trustee, a written Declaration and Demand for Sale, and has deposited with said duly appointed Trustee, such Deed of Trust and all documents evidencing the obligations secured thereby, and has declared and does hereby declare all sums secured thereby immediately due and payable and has elected and does hereby elect to cause the trust property to be sold to satisfy the obligations secured thereby.

The beneficiary or its designated agent declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code 2923.5, or the borrower has surrendered the property to the beneficiary or authorized agent, or is otherwise exempt from the requirements of §2935.5.

DATE: May 04, 2009

CALIFORNIA RECONVEYANCE COMPANY, as Trustee

Colleen Frby, Assistant Secretary



CALIFORNIA RECONVEYANCE COMPANY IS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Recording Requested By
ServiceLink
RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800-892-6902



2

Trustee Sale No. 234677CA
Loan No. 0682203039
Title Order No. 602128467

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

3

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03/07/2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 08/26/2009 at 10.30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03/15/2005, Book , Page , Instrument 05 0588041, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by: KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state. Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale

Place of Sale. AT THE WEST SIDE OF THE LOS ANGELES COUNTY COURTHOUSE, DIRECTLY FACING NORWALK BOULEVARD, 12720 NORWALK BLVD. , NORWALK, CA

Legal Description: LOT 87 OF TRACT NO. 269, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM ALL GAS, OIL, HYDROCARBON AND ALL MINERALS LYING IN, ON OR UNDER SAID LAND, HOWEVER, NO RIGHT OF ENTRY IS RESERVED UPON THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS, HYDROCARBONS OR MINERALS; RESERVING, HOWEVER, THE RIGHT TO ENTER THE SUBSURFACE FOR THE PURPOSE OF EXTRACTING SAME, AS RESERVED BY ANNA M. MACPHERSON, A WIDOW, IN DEED RECORDED AUGUST 16, 1957 IN BOOK 55357 PAGE 336 OF OFFICIAL RECORDS.

Amount of unpaid balance and other charges: \$467,087.31 (estimated)

Street address and other common designation of the real property: 265 SOUTH GRAMERCY
PLACE
LOS ANGELES, CA 90004
APN Number: 5516-016-015

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The property heretofore described is being sold "as is".

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In compliance with California Civil Code 2923.5(c) the mortgagee, trustee, beneficiary, or authorized agent declares that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure; or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods: by telephone; by United States mail; either 1st class or certified, by overnight delivery; by personal delivery; by e-mail; by face to face meeting.

DATE: 08-06-2009

SEE ATTACHED EXHIBIT

CALIFORNIA RECONVEYANCE COMPANY, as Trustee
(714) 259-7850 or www.fidelitysasap.com
(714) 573-1965 or www.priorityposting.com


DEBORAH BRIGNAC, VICE PRESIDENT
9200 OAKDALE AVE
MAILSTOP N110812
CHATSWORTH, CA 91311

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY

AND WHEN RECORDED MAIL TO

CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311
800-892-6902



Trustee Sale No. **234677CA**
Loan No. 0682203039
Title Order No. 602128467

Space above this line for recorder's use only

NOTICE OF TRUSTEE'S SALE

YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 03-07-2005. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDINGS AGAINST YOU, YOU SHOULD CONTACT A LAWYER.

On 08-11-2011 at 10:30 AM, CALIFORNIA RECONVEYANCE COMPANY as the duly appointed Trustee under and pursuant to Deed of Trust Recorded 03-15-2005, Book , Page , Instrument 05 0588041, of official records in the Office of the Recorder of LOS ANGELES County, California, executed by KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS, as Trustor, WASHINGTON MUTUAL BANK, FA, as Beneficiary, will sell at public auction sale to the highest bidder for cash, cashier's check drawn by a state or national bank, a cashier's check drawn by a state or federal credit union, or a cashier's check drawn by a state or federal savings and loan association, savings association, or savings bank specified in section 5102 of the Financial Code and authorized to do business in this state Sale will be held by the duly appointed trustee as shown below, of all right, title, and interest conveyed to and now held by the trustee in the hereinafter described property under and pursuant to the Deed of Trust. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, interest thereon, estimated fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

Place of Sale THE FRONT ENTRANCE TO THE POMONA SUPERIOR COURTS BUILDING, 350 W. MISSION BOULEVARD, POMONA, CA

Legal Description: LOT 87 OF TRACT NO. 269, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 14 PAGE 169 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY

EXCEPT THEREFROM ALL GAS, OIL, HYDROCARBON AND ALL MINERALS LYING IN, ON OR UNDER SAID LAND, HOWEVER, NO RIGHT OF ENTRY IS RESERVED UPON THE SURFACE FOR THE PURPOSE OF EXPLORING FOR OR EXTRACTING OIL, GAS, HYDROCARBONS OR MINERALS, RESERVING, HOWEVER, THE RIGHT TO ENTER THE SUBSURFACE FOR THE PURPOSE OF EXTRACTING SAME, AS RESERVED BY ANNA M MACPHERSON, A WIDOW, IN DEED RECORDED AUGUST 16, 1957 IN BOOK 55357 PAGE 336 OF OFFICIAL RECORDS.

Amount of unpaid balance and other charges \$458,728 23 (estimated)

Street address and other common designation of the real property 265 SOUTH GRAMERCY PLACE
LOS ANGELES, CA 90004
APN Number: 5516-016-015

The undersigned Trustee disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein The property heretofore described is being sold "as is".

3

In compliance with California Civil Code 2923 5(c) the mortgagee, trustee, beneficiary, or authorized agent declares that it has contacted the borrower(s) to assess their financial situation and to explore options to avoid foreclosure, or that it has made efforts to contact the borrower(s) to assess their financial situation and to explore options to avoid foreclosure by one of the following methods. by telephone, by United States mail; either 1st class or certified, by overnight delivery, by personal delivery; by e-mail, by face to face meeting.

DATE 07-20-2011

CALIFORNIA RECONVEYANCE COMPANY, as Trustee



DEREK WEAR-RENEE, ASSISTANT SECRETARY

California Reconveyance Company
9200 Oakdale Avenue
Mail Stop CA2-4379
Chatsworth, CA 91311
800-892-6902

CALIFORNIA RECONVEYANCE COMPANY IS A DEBT
COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY
INFORMATION OBTAINED WILL BE USED FOR THAT

For Sales Information:
(714) 730-2727 or www.lpsasap.com
(714) 573-1965 or www.priorityposting.com

Recording Requested By
Service Link

RECORDING REQUESTED BY
CALIFORNIA RECONVEYANCE COMPANY
AND WHEN RECORDED MAIL TO
CALIFORNIA RECONVEYANCE COMPANY
9200 Oakdale Avenue
Mail Stop: CA2-4379
Chatsworth, CA 91311



Trustee Sale No. 234677CA
Loan No. 0682203039
Title Order No. 602128467

Space above this line for recorder's use only

NOTICE OF RESCISSION
Of Declaration of Default and Demand for Sale
and of Notice of Breach and Election to Cause Sale

NOTICE IS HEREBY GIVEN: That CALIFORNIA RECONVEYANCE COMPANY is the duly appointed Trustee under the following described Deed of Trust:

TRUSTOR: KI SUK JUN AND DUCK SOON JUN, HUSBAND AND WIFE AS JOINT TENANTS
BENEFICIARY: WASHINGTON MUTUAL BANK, FA
Recorded 03-15-2005, Book , Page , Instrument 05 0588041 of official records in the Office of the Recorder of LOS ANGELES County, California, describing the land therein: AS MORE FULLY DESCRIBED IN SAID DEED OF TRUST
APN: 5516-016-015 Situs: 265 SOUTH GRAMERCY, PLACE, LOS ANGELES, CA 90004

WHEREAS: The Beneficiary under that certain Deed of Trust hereinabove described, heretofore delivered to the Trustee thereunder written Declaration of Default and Demand for Sale; and

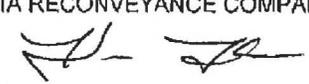
WHEREAS: Notice was heretofore given by the Beneficiary, of breach of the obligations for which said Deed of Trust is security and of election to cause to be sold the property therein described,

NOW THEREFORE: Notice is hereby given that the Beneficiary and/or the Trustee, does hereby rescind, cancel and withdraw said Declaration of Default and Demand for Sale and said Notice of Breach and Election to Cause Sale, it being understood, however, that this rescission shall not in any manner be construed as waiving or affecting any breach or default past, present or future, under said Deed of Trust, or as impairing any right or remedy thereunder, but is, and shall be deemed to be, only an election, without prejudice, not to cause a sale to be made pursuant to said Declaration and Notice, and shall in no way jeopardize or impair any right, remedy or privilege secured to the Beneficiary and/or the Trustee, under said Deed of Trust, nor modify nor alter in any respect any of the terms, covenants, conditions or obligations thereof, and said Deed of Trust and all obligations secured thereby are hereby reinstated and shall be said and remain in force the same as if said Declaration and Notice had not been made and given

Said Notice was Recorded on 05-05-2009 as Book , Page , Instrument 09-0659107, of official records in the Office of the Recorder of LOS ANGELES County, California.

DATE: 12-22-2011

CALIFORNIA RECONVEYANCE COMPANY, as Trustee


Huey-Jen Chiu, Vice President

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RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter 1 of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5668045)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 269 87 MB 14-169

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5516-016-015
AKA 265 S GRAMERCY PL
LOS ANGELES

Owner:

JUN KI SUK AND DUCK S
PO BOX 74869
LOS ANGELES CA,90004

DATED: This 21st Day of February, 2013

CITY OF LOS ANGELES

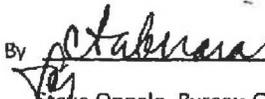
By 
Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: DAVID MATSON

Date: September 15, 2015

JOB ADDRESS: 265 SOUTH GRAMERCY PLACE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5516-016-015

Last Full Title: 07/02/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). KI SUK JUN AND
DUCK SOON JUN
P.O. BOX 74869
LOS ANGELES, CA 90004 CAPACITY: OWNERS

- 2). KI SUK JUN AND
DUCK SOON JUN
265 S. GRAMERCY PLACE
LOS ANGELES, CA 90004 CAPACITY: OWNERS

- 3). AMERICAN CONTRACTORS
INDEMNITY COMPANY
9841 AIRPORT BLVD., 9TH FLOOR
LOS ANGELES, CA 90045 CAPACITY: INTERESTED PARTIES

- 4). WASHINGTON MUTUAL BANK, FA
400 E. MAIN ST.
STOCKTON, CA 95290 CAPACITY: INTERESTED PARTIES

- 5). SUNNOVA ENERGY CORPORATION
24 GREENWAY PLAZA, SUITE 1515
HOUSTON, TX 77046 CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
265 S GRAMERCY PL, LOS ANGELES, CA 90004-4955



Owner Information

Owner Name: **JUN KI SUK & DUCK S**
 Mailing Address: **PO BOX 74869, LOS ANGELES CA 90004-0869 B015**
 Vesting Codes: **HW//**

Location Information

Legal Description:	TRACT # 269 LOT 87	APN:	5516-016-015
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2115.00 / 2	Subdivision:	269
Township-Range-Sect:		Map Reference:	43-D1 /
Legal Book/Page:	14-169	Tract #:	269
Legal Lot:	87	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C18	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date:	01/10/1996 /	1st Mtg Amount/Type:	\$184,500 / CONV
Sale Price:	\$220,000	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	56683	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$122.84
New Construction:		Multi/Split Sale:	
Title Company:	GUARDIAN TITLE CO.		
Lender:	SIERRA WSTRN MTG CO		
Seller Name:	GRAVES JAMES H & ADRIENNE		

Prior Sale Information

Prior Rec/Sale Date:	05/24/1985 /	Prior Lender:	
Prior Sale Price:	\$125,000	Prior 1st Mtg Amt/Type:	\$100,000 / PRIVATE PARTY
Prior Doc Number:	587706	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	FRAME
Living Area:	1,791	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1910 / 1910	Roof Type:		Style:	CONTEMPORARY
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	COMPOSITION SHINGLE	Condition:	GOOD

Other Improvements:

Site Information

Zoning:	LAR1	Acres:	0.18	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,972	Lot Width/Depth:	50 x 159	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$283,353	Assessed Year:	2015	Property Tax:	\$3,489.72
Land Value:	\$226,687	Improved %:	20%	Tax Area:	67
Improvement Value:	\$56,666	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$276,353				

Comparable Sales Report

For Property Located At

265 S GRAMERCY PL, LOS ANGELES, CA 90004-4955



7 Comparable(s) Selected.

Report Date: 09/15/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$220,000	\$750,000	\$1,182,000	\$943,714
Bldg/Living Area	1,791	1,595	1,875	1,771
Price/Sqft	\$122.84	\$423.01	\$741.07	\$537.14
Year Built	1910	1908	1918	1912
Lot Area	7,972	6,000	8,026	6,958
Bedrooms	3	2	3	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$283,353	\$173,351	\$827,664	\$571,607
Distance From Subject	0.00	0.01	0.41	0.30

*= user supplied for search only

Comp #:1		Distance From Subject:0.01 (miles)	
Address:	259 S GRAMERCY PL, LOS ANGELES, CA 90004-4955		
Owner Name:	ALLEN MICHAEL & KATIE R		
Seller Name:	DRABECK C B FAMILY TRUST		
APN:	5516-016-014	Map Reference:	43-D1 /
County:	LOS ANGELES, CA	Census Tract:	2115.00
Subdivision:	269	Zoning:	LAR1
Rec Date:	02/20/2015	Prior Rec Date:	05/16/1975
Sale Date:	02/02/2015	Prior Sale Date:	
Sale Price:	\$1,182,000	Prior Sale Price:	\$175,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	188108	Acres:	0.18
1st Mtg Amt:	\$400,000	Lot Area:	7,973
Total Value:	\$827,664	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,595
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1912 / 1912
		Air Cond:	
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:2		Distance From Subject:0.21 (miles)	
Address:	107 S GRAMERCY PL, LOS ANGELES, CA 90004-4901		
Owner Name:	STEINHARDT SIMON M & RACHEL M		
Seller Name:	COSENTINO FAMILY TRUST		
APN:	5516-017-017	Map Reference:	34-D6 /
County:	LOS ANGELES, CA	Census Tract:	2115.00
Subdivision:	232	Zoning:	LARD1,5
Rec Date:	04/30/2015	Prior Rec Date:	02/18/1994
Sale Date:	04/10/2015	Prior Sale Date:	
Sale Price:	\$1,010,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	492147	Acres:	0.14
1st Mtg Amt:	\$808,000	Lot Area:	6,000
Total Value:	\$260,917	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,703
		Total Rooms:	
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1909 / 1922
		Air Cond:	CENTRAL
		Style:	
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	
		Parking:	PARKING AVAIL

Comp #:3		Distance From Subject:0.36 (miles)	
Address:	206 N WILTON PL, LOS ANGELES, CA 90004-4026		
Owner Name:	BRAVO ELDA		
Seller Name:	ARNOLD MARGARET S		
APN:	5516-019-012	Map Reference:	34-D6 /
County:	LOS ANGELES, CA	Census Tract:	2115.00
Subdivision:	WESTFIELDS	Zoning:	LAR1
Rec Date:	06/11/2015	Prior Rec Date:	06/22/2012
Sale Date:	11/25/2014	Prior Sale Date:	05/22/2012
Sale Price:	\$949,000	Prior Sale Price:	\$756,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	691132	Acres:	0.16
1st Mtg Amt:	\$625,500	Lot Area:	6,887
Total Value:	\$790,096	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,864
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1913 / 1913
		Air Cond:	
		Style:	CONTEMPORARY
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	DETACHED GARAGE

Comp #:4	Distance From Subject:0.37 (miles)
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Address: 215 N ST ANDREWS PL, LOS ANGELES, CA 90004-4023		
Owner Name: ALTER ERIC/PRIVEY PASCALE		
Seller Name: LEE KI Y & YOUNG S		
APN: 5516-020-008	Map Reference: 34-D6 /	Living Area: 1,805
County: LOS ANGELES, CA	Census Tract: 2115.00	Total Rooms: 7
Subdivision: WESTFIELDS	Zoning: LAR2	Bedrooms: 2
Rec Date: 01/16/2015	Prior Rec Date: 11/22/1978	Bath(F/H): 1 /
Sale Date: 12/16/2014	Prior Sale Date:	Yr Built/Eff: 1917 / 1920
Sale Price: \$865,000	Prior Sale Price: \$92,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style: CONTEMPORARY
Document #: 57102	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$300,000	Lot Area: 6,894	Pool:
Total Value: \$173,351	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: DETACHED GARAGE

Comp #:5		Distance From Subject:0.37 (miles)
Address: 224 N GRAMERCY PL, LOS ANGELES, CA 90004-4022		
Owner Name: CHAU KAREN		
Seller Name: KAHAN B & F LIVING TRUST		
APN: 5516-020-015	Map Reference: 34-D6 /	Living Area: 1,783
County: LOS ANGELES, CA	Census Tract: 2115.00	Total Rooms: 6
Subdivision: WESTFIELDS	Zoning: LAR1	Bedrooms: 3
Rec Date: 02/25/2015	Prior Rec Date: 01/25/2012	Bath(F/H): 1 /
Sale Date: 02/20/2015	Prior Sale Date: 12/08/2011	Yr Built/Eff: 1918 / 1920
Sale Price: \$1,010,000	Prior Sale Price: \$750,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 204713	Acres: 0.16	Fireplace: Y / 1
1st Mtg Amt: \$625,500	Lot Area: 6,889	Pool:
Total Value: \$783,825	# of Stories: 1.00	Roof Mat:
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL

Comp #:6		Distance From Subject:0.38 (miles)
Address: 169 S SERRANO AVE, LOS ANGELES, CA 90004-5209		
Owner Name: SO HYON C		
Seller Name: PARK BYUNG S		
APN: 5517-009-025	Map Reference: 34-E6 /	Living Area: 1,773
County: LOS ANGELES, CA	Census Tract: 2114.10	Total Rooms: 6
Subdivision: 311	Zoning: LAR1	Bedrooms: 3
Rec Date: 06/22/2015	Prior Rec Date: 08/30/2012	Bath(F/H): 2 /
Sale Date: 05/11/2015	Prior Sale Date: 08/16/2012	Yr Built/Eff: 1909 / 1930
Sale Price: \$750,000	Prior Sale Price: \$520,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 739452	Acres: 0.14	Fireplace: Y / 1
1st Mtg Amt: \$500,000	Lot Area: 6,038	Pool:
Total Value: \$532,796	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 1	Parking: ATTACHED GARAGE

Comp #:7		Distance From Subject:0.41 (miles)
Address: 158 S SERRANO AVE, LOS ANGELES, CA 90004-5210		
Owner Name: HALL ASHLEY S		
Seller Name: KLEYMEYER JOSHUA D TRUST		
APN: 5517-012-012	Map Reference: 34-E6 /	Living Area: 1,875
County: LOS ANGELES, CA	Census Tract: 2114.10	Total Rooms: 7
Subdivision: HOLMES-WALTON COS WESTMINSTER TERRACE	Zoning: LAR1	Bedrooms: 3
Rec Date: 04/30/2015	Prior Rec Date: 04/22/2010	Bath(F/H): 2 /
Sale Date: 04/10/2015	Prior Sale Date: 04/13/2010	Yr Built/Eff: 1908 / 1938
Sale Price: \$840,000	Prior Sale Price: \$589,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 492153	Acres: 0.18	Fireplace: Y / 1
1st Mtg Amt: \$625,000	Lot Area: 8,026	Pool:
Total Value: \$632,601	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE
Land Use: SFR	Park Area/Cap#: / 2	Parking: DETACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: DAVID MATSON

Date: September 15, 2015

JOB ADDRESS: 265 SOUTH GRAMERCY PLACE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5516-016-015

CASE#: 476536

ORDER NO: A-3086183

EFFECTIVE DATE OF ORDER TO COMPLY: August 23, 2012

COMPLIANCE EXPECTED DATE: September 22, 2012

DATE COMPLIANCE OBTAINED: March 27, 2014

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3086183

10107192012224

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
MARSHA L. BROWN
VICE-PRESIDENT
VAN AMBATELOS
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

ORDER TO COMPLY AND NOTICE OF FEE

AUG 22 2012

JUN, KI SUK AND DUCK S
0 PO BOX 74869
LOS ANGELES, CA 90004

EG

CASE #: 476536
ORDER #: A-3086183
EFFECTIVE DATE: August 23, 2012
COMPLIANCE DATE: September 22, 2012

OWNER OF
SITE ADDRESS: 265 S GRAMERCY PL
ASSESSORS PARCEL NO.: 5516-016-015
ZONE: R1; One-Family Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

- 1. Unapproved use of the single family dwelling as Hostel in the R-1 zone.

You are therefore ordered to: 1) Discontinue the unapproved use of the single family dwelling as a Hostel.
Code Section(s) in Violation: 12.26E, and 12.21A.1.(a) of the L.A.M.C.

- 2. The occupancy or use has changed from a single family dwelling to a Hostel without obtaining the required Certificate of Occupancy.

You are therefore ordered to: Discontinue the unapproved occupancy or use as a Hostel and/or obtain a Certificate of Occupancy for the change of occupancy or use to a Hostel.
Code Section(s) in Violation: 91.8203 . 91.103.1, 12.21A.1.(a) of the L.A.M.C.

- 3. Construction work was performed and concealed without obtaining the required inspections. Work concealed without inspections.

You are therefore ordered to: 1) Expose all work concealed without the required inspections. 2) Call for inspection.



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

Code Section(s) in Violation: 91.5R104.2.2, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Comments: Porch enclosures installed without permits or inspections.

4. Missing or defective required handrail(s) at the entry stairs

You are therefore ordered to: Provide and/or maintain the required hand rails at the entry stairs to the porch on the South and North sides of the building.

Code Section(s) in Violation: 91.1012, 91.1009.10, 91.1012.2, 91.1012.8, 91.103.1, 12.21.A.1(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection, and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3033. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Joe Paradiso

Date: August 20, 2012

JOE PARADISO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3033

MK
REVIEWED BY