

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
PRESIDENT

E. FELICIA BRANNON
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.
GENERAL MANAGER

FRANK BUSH
EXECUTIVE OFFICER

October 27, 2015

Council District: #5

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

JOB ADDRESS: **3324 SOUTH GREENFIELD AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4251-023-005**

On July 22, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **3324 South Greenfield Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on July 22, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,288.56** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept. 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,288.56** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11859
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

SCHEDULE A (Reported Property Information)

APN #: 4251-023-005

Property Address: 3324 S GREENFIELD AVE ✓ **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Abdolvahab Majlessi and Neda Mohammadi, husband and wife as community property

Grantor : Alfred Martin Groen, Trustee and Joan Harriet Groen, Trustee of the Groen Family Living Trust Dated September 1, 1989

Deed Date : 12/4/2007

Recorded : 1/4/2008

Instr No. : 20080022332

MAILING ADDRESS: Abdolvahab Majlessi and Neda Mohammadi
3324 Greenfield Avenue, Los Angeles, CA 90034

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 21 of Tract No. 10516, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 159, Page(s) 18 - 20, in the office of the County Recorder of said County.

Assessor's Parcel No: 4251-023-005

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 : \$417,000.00

Dated : 12/27/2007

Trustor : Abdolvahab Majlessi and Neda Mohammadi

Trustee : First American Title Insurance Company

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. T11859

SCHEDULE B (Continued)

Beneficiary : MERS, Inc., as nominee for American Mortgage Network, Inc., a Delaware Corporation
Loan No. : MIN 1001310-2270409191-1
Recorded : 1/4/2008 **Instr No. :** 20080022333
Maturity Date is: 1/1/2038

MAILING ADDRESS: First American Title Insurance Company, None Shown.

MAILING ADDRESS: American Mortgage Network, Inc., a Delaware Corporation,
P. O. Box 85463, San Diego, CA 92186.

MAILING ADDRESS: Mortgage Electronic Registration Systems, Inc., P O Box 2026, Flint, MI 48501

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

Trustee : Northwest Trustee Services, Inc.

Recorded : 10/13/2010

Instr No. : 20101456892

MAILING ADDRESS: Northwest Trustee Services, Inc.,
505 N. Tustin Ave., Suite 243, Santa Ana, CA 92705.

Assignment of the above referenced security instrument is as follows:

Assignee : Chase Home Finance, LLC

Recorded : 2/4/2011

Instr No. : 20110196809

MAILING ADDRESS: Chase Home Finance, LLC, 3415 Vision Drive, Columbus, OH 43219.

Amendment to said security instrument for a credit limit increase

Recorded : 12/30/2011

Instr No. : 20111791012

New Principal : \$480,753.66

RECORDING REQUESTED BY
EQUITY TITLE COMPANY

AND WHEN RECORDED MAIL TO:
Abdolvahab Majlessi and Neda Mohammadi
3324 Greenfield Avenue
Los Angeles, CA 90034

Order No: LA0772937
Escrow No: SS-25998-AL
A.P.N.: 4251-023-005

01/04/08



20080022332

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$676.50

CITY TRANSFER TAX IS \$2,767.50

[< - >] 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,

Alfred Martin Groen, Trustee and Joan Harriet Groen, Trustee of The Groen Family Living Trust Dated September 1, 1989

hereby GRANT(S) to

Abdolvahab Majlessi and Neda Mohammadi, husband and wife as community property

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

Lot 21 of Tract No. 10516, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 159, Page(s) 18 - 20, in the office of the County Recorder of said County.

Dated: December 4, 2007

STATE OF CALIFORNIA
COUNTY OF Orange

} ss

On December 10, 2007 before me

Fabiola Gomez

Notary Public, personally appeared

Alfred M Groen and
Joan H Groen

The Groen Family Living Trust Dated September 1, 1989

By: Alfred Martin Groen, Trustee

By: Joan Harriet Groen, Trustee

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.

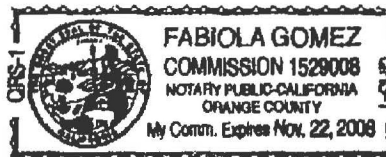
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct

WITNESS my hand and official seal.

Signature

Fabiola Gomez
Signature of Notary

Commission Expiration Date: 11/22/2008



(This area for official notarial seal)

MAIL TAX STATEMENTS TO: Abdolvahab Majlessi, 3324 Greenfield Avenue, Los Angeles, CA 90034

ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF Orange

On January 3, 2007, before me, Fabiola Gomez Notary Public,
personally appeared Alfred Martin Groen and Joan Harriet Groen, 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 Fabiola Gomez
Notary Public



(Seal)

Description of attached document

Title or type of document: Grant Deed
Number of pages: 1
Document date: December 4, 2007
Signer(s) other than named above: none

rev Jan/08

08 0022332

Equity Title

Recording Requested By
EQUITY TITLE COMPANY

Return To

WACHOVIA MORTGAGE CORPORATION NC-4723
ATTN: POST CLOSING
1100 CORPORATE CENTER DRIVE
RALEIGH, NC 27607



Prepared By
JASMINE MANOUKIAN

LAO 72937

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DEED OF TRUST

MIN 1001310-2270409191-1
LOAN NO. 227-409191

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 DECEMBER 27, 2007, together with all Riders to this document.

(B) "Borrower" is

E O
ABDOLVAHAB MAJLESSI AND NADA MKHAMMADI, HUSBAND AND WIFE
NM NM

Borrower's address is 10669 EAST BORNE AVENUE, LOS ANGELES, CALIFORNIA 90024

Borrower is the trustor under this Security Instrument

(C) "Lender" is AMERICAN MORTGAGE NETWORK, INC., A DELAWARE CORPORATION

Lender is a CORPORATION
organized and existing under the laws of THE STATE OF DELAWARE

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

Form 3005 1/01

VMP -6A(CA) (0207) 01

Page 1 of 16

VMP Mortgage Forms, Inc.

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3

Lender's address is P. O. BOX 85463, SAN DIEGO, CA 92186

(D) "Trustee" is FIRST AMERICAN TITLE INSURANCE COMPANY

(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 DECEMBER 27, 2007

The Note states that Borrower owes Lender FOUR HUNDRED SEVENTEEN THOUSAND AND 00/100 Dollars

(US \$ 417,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JANUARY 01, 2038

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

(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.

VMP-BA(CA) (0207) 01

Page 2 of 15

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Form 3005 1/01

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4

(Q) "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.

(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 covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the

COUNTY

of

LOS ANGELES

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LOT 21 OF TRACT 10516, IN THE CITY OF LOS ANGELES,
COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER
MAP RECORDED IN BOOK 159 PAGES 18 TO 20 INCLUSIVE
OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF
SAID COUNTY.

Parcel ID Number 4251-023-005 which currently has the address of
3324 GREENFIELD AVENUE [Street]
LOS ANGELES [City], California 90034 [Zip Code]
("Property Address")

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 understands and agrees that MERS holds only legal title to the interests granted by Borrower in this Security Instrument, but, if necessary to comply with law or custom, MERS (as nominee for Lender and Lender's successors and assigns) has the right to exercise any or all of those interests, including, but not limited to, the right to foreclose and sell the Property, and to take any action required of Lender including, but not limited to, releasing and canceling this Security Instrument.

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances

VMP-6A(CA) (0207) 01

Page 3 of 15

AM
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Form 3005 1/01

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15

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

Witnesses

Abdolvahab Majlessi (Seal)
ABDOLVAHAB MAJLESSI -Borrower

NADA MAHAMMADI (Seal)
NADA MAHAMMADI -Borrower
NH NH

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

08 0022333

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State of California
County of Los Angeles

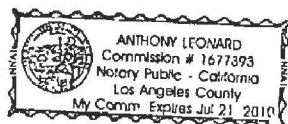
} ss.

On 12-31-07 before me, Anthony Leonard, notary public
personally appeared
Abdolvahab Majlessi and Neda Mohammadi

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

WITNESS my hand and official seal


(Seal)



VMP-BA(CA) (0207) 01

Page 16 of 15

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Form 3005 1/01

08 0022333

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY
AS AN ACCOMMODATION ONLY

Recording requested by

When recorded mail to
Northwest Trustee Services, Inc
505 N Tustin Ave., Suite 243
Santa Ana, CA 92705



2

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

File No 7037 71402

Title Order No 4632037

MIN No 1001310-2270409191-1

SUBSTITUTION OF TRUSTEE

WHEREAS, **First American Title Insurance Company** was the original Trustee under that certain Deed of Trust dated 12/27/07, executed by **Abdolvahab Majlessi and Neda Mohammadi, husband and wife** to secure certain obligations in favor of **Mortgage Electronic Registration Systems, Inc. solely as nominee for American Mortgage Network, Inc., a Delaware Corporation**, as Beneficiary, recorded 01/04/08, as Instrument No. **20080022333**, of Official Records in the Office of the Recorder of **LOS ANGELES** County, California and

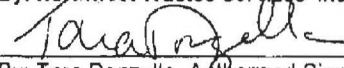
WHEREAS, the undersigned is the present Beneficiary under said Deed of Trust, and WHEREAS, the undersigned desires, to substitute a new Trustee under said Deed of Trust in place and instead of said original Trustee, or Successor Trustee, thereunder, in the manner in said Deed of Trust provided,

NOW THEREFORE, the undersigned hereby substitutes **Northwest Trustee Services, Inc.**, whose address is: **505 N. Tustin Ave., Suite 243, Santa Ana, CA 92705**, 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, 10/11/2010

CHASE HOME FINANCE, LLC,
By: **Northwest Trustee Services Inc., as Attorney in Fact**


By: **Tara Donzella, Authorized Signatory**

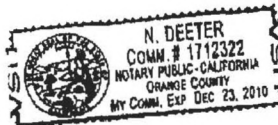
State of California)
County of Orange)ss

On 10/11/2010, before me, **N. Deeter**, Notary Public, personally appeared **Tara Donzella** 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 and 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)



210

2



RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO

Chase Home Finance, LLC
3415 Vision Drive
Columbus, OH 43219

File No 7037.71402 Title Order 4632037 MIN No 1001310-2270409191-1

ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to
CHASE HOME FINANCE, LLC
all beneficial interest under that certain Deed of Trust dated 12/27/07, executed by
Abdolvahab Majlessi and Neda Mohammadi, husband and wife to First American Title Insurance Company, as Trustee; and recorded 01/04/08, as Instrument No. 20080022333, Book n/a, Page n/a, of Official Records in the County Recorder of **LOS ANGELES** County, California

Property Address: 3324 GREENFIELD AVENUE LOS ANGELES, CA 90034

TOGETHER with the right to have reconveyed, in whole or in part the real property described therein.

Effective date: 10/10/2010

Mortgage Electronic Registration Systems, Inc. solely as nominee for American Mortgage Network, Inc., a Delaware Corporation

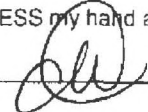

By Brandy Blankenship

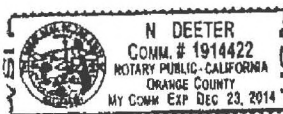
State of California
County of Orange

On 2/1/2011, before me, N. Deeter Notary Public, personally appeared Brandy Blankenship, 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 and 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





211



After Recording Return To:
JPMORGAN CHASE BANK, N.A.
CHASE RECORDS CENTER
RE: COLLATERAL TRAILING
DOCUMENTS
PO BOX 8000
MONROE, LA 71203

This Document Prepared By:
JPMORGAN CHASE BANK, N.A.
3415 VISION DRIVE
COLUMBUS, OH 43219-6009

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LOAN MODIFICATION AGREEMENT

(Providing for Fixed Interest Rate)

Loan Number 1980354728

This Loan Modification Agreement ("Agreement"), made this 1ST day of DECEMBER, 2011, between ABDOLVAHAB MAJLESSI AND NEDA MOHAMMADI HUSBAND AND WIFE ("Borrower") and JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC ("Lender"), amends and supplements (1) the Mortgage, Deed of Trust, or Security Deed (the "Security Instrument"), and Timely Payment Rewards Rider, if any, dated DECEMBER 27, 2007 and recorded in reference numbers of documents modified: RECORDED JANUARY 4, 2008 DOCUMENT ID NO: 20080022333 and (2) the Note, bearing the same date as, and secured by, the Security Instrument, which covers the real and property described in the Security Instrument and defined therein as the "Property", located at

3324 GREENFIELD AVE, LOS ANGELES, CALIFORNIA 90034

(Property Address)

the real property described being set forth as follows:

LEGAL DESCRIPTION:

LOT 21 OF TRACT NO. 10516, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 159, PAGE(S) 18-20, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY. TAX ID: 4251-023-005

Tax Parcel No: 4251023005

In consideration of the mutual promises and agreements exchanged, the parties hereto agree as follows (notwithstanding anything to the contrary contained in the Note or Security Instrument):

1. As of DECEMBER 01, 2011, the amount payable under the Note and the Security Instrument (the "Unpaid Principal Balance") is U.S. \$480,753.66 consisting of the unpaid amount(s) loaned to

JPMC MODIFIED LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae UNIFORM INSTRUMENT ver.
10_26_2011_11_01_48 Form 3179 1/01 (rev. 01/08) (page 1 of 7 pages)



7

Loan Number 1980354728

TO BE SIGNED BY BORROWER ONLY

BORROWER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC And ABDOLVAHAB MAJLESSI AND NEDA MOHAMMADI HUSBAND AND WIFE, LOAN NUMBER 1980354728 WITH A MODIFICATION EFFECTIVE DATE OF December 01, 2011

In Witness Whereof, the Borrower(s) have executed this agreement.

The undersigned hereby acknowledge that the signatures below include the Borrowers on the Loan, and those of any non-borrower co-owner(s) of the Property, or a non-borrower spouse or domestic partner of a Borrower with rights of dower/curtesy/homestead and/or community property under applicable law. Such additional persons are signing solely to evidence their agreement that all of their right, title and interest in the Property is subject and subordinate to the terms and conditions of this Agreement and the Loan Documents.

Abdolvahab Majlessi
ABDOLVAHAB MAJLESSI

Date: 11/07/2011

Neda Mohammadi
NEDA MOHAMMADI

Date: 11/07/2011

State of CALIFORNIA

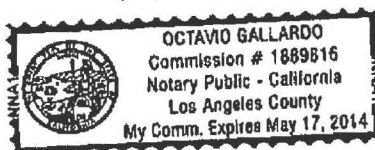
County of Los Angeles

On November 7, 2011, before me, Octavio Gallardo,
Notary Public, (insert here name and title of the officer), personally appeared
ABDOLVAHAB MAJLESSI and NEDA MOHAMMADI, 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 signatures 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] (Seal)



JPMC MODIFIED LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae UNIFORM INSTRUMENT ver.
10_26_2011_11_01_48 Form 3179 1/01 (rev. 01/09) (page 6 of 7 pages)



8

Loan Number 1980354728

TO BE SIGNED BY LENDER ONLY

LENDER SIGNATURE PAGE TO MODIFICATION AGREEMENT BETWEEN JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC And ABDOLVAHAB MAJLESSI AND NEDA MOHAMMADI HUSBAND AND WIFE, LOAN NUMBER 1980354728 WITH A MODIFICATION EFFECTIVE DATE OF December 01, 2011

In Witness Whereof, the Lender has executed this Agreement.

Lender

JPMORGAN CHASE BANK, N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC

By:

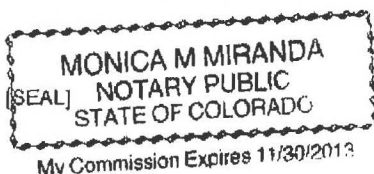
Siavon Moore
11.22.11

Siavon Moore
Vice President

Date:

State of COLORADO
County of DENVER

The foregoing instrument was acknowledged before me this 22 day of Nov.
2011 by Siavon Moore, Vice President of JPMORGAN CHASE BANK,
N.A. SUCCESSOR BY MERGER TO CHASE HOME FINANCE, LLC, a national banking association.



(signature of person taking acknowledgment)

(title or rank)

(serial number, if any)

My Commission expires: _____

JPMC MODIFIED LOAN MODIFICATION AGREEMENT - Single Family - Fannie Mae UNIFORM INSTRUMENT ver.
10_26_2011_11_01_48 Form 3179 1/01 (rev. 01/09) (page 7 of 7 pages)



CERTIFICATE OF ILLEGIBILITY

Government Code 27361.7

I certify under penalty of perjury under the laws of the State of California that the Notary seal on the document to which this statement is attached reads as follows:

Name of Notary: OCTAVIO GALLARDODate Commission Expires: May 17, 2014Commission Number: 1889816County of Commission: LOS ANGELES COUNTYState of Commission: CALIFORNIAManufacturer Number: NNA1Place of Execution: MONROE, LA 71203

Signature: _____

Arla Haney

Date: 12/8/2011

Firm Name: JPMorgan Chase Bank, N.A.

EXHIBIT B

ASSIGNED INSPECTOR: DAVID CAPTAIN

Date: October 27, 2015

JOB ADDRESS: 3324 SOUTH GREENFIELD AVENUE, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 4251-023-005

Last Full Title: 07/02/2015

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABDOLVHAB MAJLESSI AND NEDA MOHAMMADI
3324 GREENFIELD AVE.
LOS ANGELES, CA 90034
CAPACITY: OWNERS
- 2). AMERICAN MORTGAGE NETWORK, INC.
P.O. BOX 85463
SAN DIEGO, CA 92186
CAPACITY: INTERESTED PARTIES
- 3). NORTHWEST TRUSTEE SERVICES, INC.
505 N. TUSTIN AVE., SUITE 243
SANTA ANA, CA 92705
CAPACITY: INTERESTED PARTIES
- 4). CHASE HOME FINANCE, LLC
3415 VISION DRIVE
COLUMBUS, OH 43219
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
3324 GREENFIELD AVE, LOS ANGELES, CA 90034-3020



CoreLogic

RealQuest Professional

Owner Information

Owner Name: MAJLESSI ABDOLVAHAB/MOHAMMADI NEDA
 Mailing Address: 3324 GREENFIELD AVE, LOS ANGELES CA 90034-3020 C066
 Vesting Codes: HW // CP

Location Information

Legal Description:	TRACT # 10516 LOT 21	APN:	4251-023-005
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2717.01 / 2	Subdivision:	10516
Township-Range-Sect:		Map Reference:	42-A6 /
Legal Book/Page:	159-18	Tract #:	10516
Legal Lot:	21	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	C13	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:	01/04/2008 / 12/04/2007	1st Mtg Amount/Type:	\$417,000 / CONV
Sale Price:	\$615,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	22333
Document #:	22332	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$493.58
New Construction:		Multi/Split Sale:	
Title Company:	EQUITY TITLE CO.		
Lender:	AMERICAN MTG NETWORK INC		
Seller Name:	GROEN FAMILY LIVING TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/25/1989 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1542790	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,246	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1939 / 1951	Roof Type:		Style:	AVERAGE
Fireplace:	/	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:	WOOD SHAKE	Condition:	AVERAGE
Other Improvements:	FENCE;ADDITION				

Site Information

Zoning:	LAR1	Acres:	0.15	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,444	Lot Width/Depth:	50 x 128	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$678,738	Assessed Year:	2015	Property Tax:	\$8,261.92
Land Value:	\$546,456	Improved %:	19%	Tax Area:	67
Improvement Value:	\$132,282	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$678,738				

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

3324 GREENFIELD AVE, LOS ANGELES, CA 90034-3020**15 Comparable(s) Selected.**

Report Date: 10/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$615,000	\$800,000	\$2,077,000	\$1,060,300
Bldg/Living Area	1,246	1,111	1,405	1,219
Price/Sqft	\$493.58	\$582.67	\$1,869.49	\$886.08
Year Built	1939	1939	1952	1943
Lot Area	6,444	5,155	6,793	6,148
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$678,738	\$80,325	\$816,000	\$401,528
Distance From Subject	0.00	0.17	0.44	0.29

* = user supplied for search only

Comp #:	1	Distance From Subject:0.17 (miles)	
Address:	3135 GREENFIELD AVE, LOS ANGELES, CA 90034-3013		
Owner Name:	SADGAT YIGAL & BAT-SHEVA		
Seller Name:	VOLP TRUST		
APN:	4251-009-005	Map Reference:	42-A5 /
County:	LOS ANGELES, CA	Census Tract:	2717.01
Subdivision:	6139	Zoning:	LAR1
Rec Date:	07/30/2015	Prior Rec Date:	05/02/1968
Sale Date:	07/21/2015	Prior Sale Date:	
Sale Price:	\$935,000	Prior Sale Price:	\$29,500
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	927019	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,443
Total Value:	\$92,159	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,130
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1952 / 1952
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:**2**

Address:**3425 KELTON AVE, LOS ANGELES, CA 90034-5303**

Owner Name:**IKEDA MIHO**

Seller Name:**CAM SERGIO A**

APN:**4254-021-011**

County:**LOS ANGELES, CA**

Subdivision:**10516**

Rec Date:**03/13/2015**

Sale Date:**02/04/2015**

Sale Price:**\$1,025,000**

Sale Type:**FULL**

Document #:**273336**

1st Mtg Amt:**\$725,000**

Total Value:**\$816,000**

Land Use:**SFR**

Map Reference:**42-A6 /**

Census Tract:**2717.01**

Zoning:**LAR1**

Prior Rec Date:**06/24/2005**

Prior Sale Date:**05/31/2005**

Prior Sale Price:**\$682,000**

Prior Sale Type:**FULL**

Acres:**0.14**

Lot Area:**6,196**

of Stories:**1.00**

Park Area/Cap#:**/ 1**

Living Area:**1,332**

Total Rooms:**5**

Bedrooms:**3**

Bath(F/H):**2 /**

Yr Built/Eff:**1939 / 1975**

Air Cond:**CENTRAL**

Style:**CONVENTIONAL**

Fireplace:**/**

Pool:

Roof Mat:**WOOD SHAKE**

Parking:**PARKING AVAIL**

Distance From Subject:**0.2 (miles)**

Comp #:	3	Distance From Subject:0.21 (miles)	
Address:	3435 MILITARY AVE, LOS ANGELES, CA 90034-6001		
Owner Name:	MEMPAM HOLDINGS LLC		
Seller Name:	FARHANG FARZAD		
APN:	4251-026-022	Map Reference:	42-A6 /
County:	LOS ANGELES, CA	Census Tract:	2717.02
Subdivision:	12151	Zoning:	LAR1
Rec Date:	08/20/2015	Prior Rec Date:	07/30/2010
Sale Date:	08/18/2015	Prior Sale Date:	07/07/2010
Sale Price:	\$2,077,000	Prior Sale Price:	\$584,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1025375	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,414
Total Value:	\$622,542	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,111
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1941 / 1941
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #4		Distance From Subject:0.23 (miles)	
Address:	3420 S BENTLEY AVE, LOS ANGELES, CA 90034-6006		
Owner Name:	LAW KELLY K		
Seller Name:	ECHT DAVID		
APN:	4251-027-011	Map Reference:	42-A6 /
County:	LOS ANGELES, CA	Census Tract:	2717.02
Subdivision:	12151	Zoning:	LAR1
Rec Date:	06/23/2015	Prior Rec Date:	07/31/2001
Sale Date:	06/04/2015	Prior Sale Date:	07/25/2001
Sale Price:	\$977,500	Prior Sale Price:	\$455,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	749176	Acres:	0.15
1st Mtg Amt:		Lot Area:	6,657
Total Value:	\$559,272	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,405
		Total Rooms:	5
		Bedrooms:	4
		Bath(F/H):	2 /
		Yr Built/Eff:	1940 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #5			Distance From Subject:0.24 (miles)		
Address: 3451 TILDEN AVE, LOS ANGELES, CA 90034-6003					
Owner Name: LIN I/BYUN ILEUN					
Seller Name: MANNING DIANE					
APN: 4251-027-023	Map Reference: 42-A6 /	Living Area: 1,389			
County: LOS ANGELES, CA	Census Tract: 2717.02	Total Rooms: 4			
Subdivision: 12151	Zoning: LAR1	Bedrooms: 2 /			
Rec Date: 08/06/2015	Prior Rec Date: 05/23/1985	Bath(F/H): 1940 / 1945			
Sale Date: 07/10/2015	Prior Sale Date:	Air Cond:			
Sale Price: \$970,000	Prior Sale Price:	Style:			
Sale Type: FULL	Prior Sale Type:	Fireplace: /			
Document #: 958944	Acres: 0.15	Pool:			
1st Mtg Amt: \$417,000	Lot Area: 6,649	Roof Mat:			
Total Value: \$82,803	# of Stories:	Parking:			
Land Use: SFR	Park Area/Cap#: /				

Comp #6			Distance From Subject:0.25 (miles)		
Address: 3156 S BENTLEY AVE, LOS ANGELES, CA 90034-3008					
Owner Name: GAJENDRAN VICTOR/NAINAR PRIYA					
Seller Name: GOFFSTEIN MILDRED TRUST					
APN: 4251-010-012	Map Reference: 41-F6 /	Living Area: 1,168			
County: LOS ANGELES, CA	Census Tract: 2717.02	Total Rooms: 6			
Subdivision: 16249	Zoning: LAR1	Bedrooms: 3			
Rec Date: 06/01/2015	Prior Rec Date: 12/11/1992	Bath(F/H): 1 /			
Sale Date: 05/01/2015	Prior Sale Date:	Yr Built/Eff: 1951 / 1951			
Sale Price: \$900,000	Prior Sale Price:	Air Cond:			
Sale Type: FULL	Prior Sale Type:	Style: CONVENTIONAL			
Document #: 634466	Acres: 0.13	Fireplace: Y / 1			
1st Mtg Amt: \$720,000	Lot Area: 5,500	Pool:			
Total Value: \$80,325	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK			
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL			

Comp #7			Distance From Subject:0.25 (miles)		
Address: 3461 TILDEN AVE, LOS ANGELES, CA 90034-6003					
Owner Name: CANNON STEPHEN C/SPENCER MELISSA J					
Seller Name: 3461 TILDEN LLC					
APN: 4251-027-025	Map Reference: 42-A6 /	Living Area: 1,111			
County: LOS ANGELES, CA	Census Tract: 2717.02	Total Rooms: 6			
Subdivision: 12151	Zoning: LAR1	Bedrooms: 2			
Rec Date: 04/30/2015	Prior Rec Date: 10/29/1976	Bath(F/H): 1 /			
Sale Date: 03/20/2015	Prior Sale Date:	Yr Built/Eff: 1941 / 1941			
Sale Price: \$1,995,000	Prior Sale Price: \$55,000	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 488854	Acres: 0.15	Fireplace: /			
1st Mtg Amt: \$1,395,000	Lot Area: 6,648	Pool:			
Total Value: \$510,420	# of Stories: 1.00	Roof Mat: WOOD SHAKE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE			

Comp #8			Distance From Subject:0.28 (miles)		
Address: 3043 GREENFIELD AVE, LOS ANGELES, CA 90034-3012					
Owner Name: TRIWEST HOMES II LP					
Seller Name: REILLY KEITH J & JAIMIE L					
APN: 4251-009-023	Map Reference: 42-A5 /	Living Area: 1,337			
County: LOS ANGELES, CA	Census Tract: 2717.01	Total Rooms: 6			
Subdivision: 6139	Zoning: LAR1	Bedrooms: 2			
Rec Date: 01/22/2015	Prior Rec Date: 09/06/1968	Bath(F/H): 2 /			
Sale Date: 01/08/2015	Prior Sale Date:	Yr Built/Eff: 1941 / 1941			
Sale Price: \$900,000	Prior Sale Price: \$7,500	Air Cond:			
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL			
Document #: 74635	Acres: 0.15	Fireplace: Y / 1			
1st Mtg Amt: \$765,000	Lot Area: 6,444	Pool:			
Total Value: \$112,683	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE			
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL			

Comp #: 9				Distance From Subject: 0.28 (miles)	
Address: 3464 S BENTLEY AVE, LOS ANGELES, CA 90034-6006					
Owner Name: RONDEAU NICHOLAS/YONG ROZLYNN L					
Seller Name: LANE RICHARD B & GLORIA					
APN:	4251-027-003	Map Reference:	42-A6 /	Living Area:	1,197
County:	LOS ANGELES, CA	Census Tract:	2717.02	Total Rooms:	6
Subdivision:	12151	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/10/2015	Prior Rec Date:	05/22/1969	Bath(F/H):	2 /
Sale Date:	06/10/2015	Prior Sale Date:		Yr Built/Eff:	1941 / 1947
Sale Price:	\$864,000	Prior Sale Price:	\$25,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	833790	Acres:	0.13	Fireplace:	Y / 2
1st Mtg Amt:	\$691,200	Lot Area:	5,784	Pool:	
Total Value:	\$87,742	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1	Parking:	PARKING AVAIL
Comp #: 10				Distance From Subject: 0.28 (miles)	
Address: 3044 MILITARY AVE, LOS ANGELES, CA 90034-3015					
Owner Name: CAO 2015 FAMILY TRUST					
Seller Name: LEON EVELYNE M					
APN:	4251-009-024	Map Reference:	41-F5 /	Living Area:	1,236
County:	LOS ANGELES, CA	Census Tract:	2717.01	Total Rooms:	7
Subdivision:	6139	Zoning:	LAR1	Bedrooms:	4
Rec Date:	02/26/2015	Prior Rec Date:	03/19/1993	Bath(F/H):	1 /
Sale Date:	01/30/2015	Prior Sale Date:		Yr Built/Eff:	1948 / 1954
Sale Price:	\$945,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	UNKNOWN
Document #:	211651	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$625,500	Lot Area:	6,440	Pool:	
Total Value:	\$502,736	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	2	Parking:	PARKING AVAIL
Comp #: 11				Distance From Subject: 0.3 (miles)	
Address: 3017 GREENFIELD AVE, LOS ANGELES, CA 90034-3012					
Owner Name: REMTULLA IMTIAZ & SHAMIM M					
Seller Name: MATTO TRUST					
APN:	4251-009-035	Map Reference:	42-A5 /	Living Area:	1,125
County:	LOS ANGELES, CA	Census Tract:	2717.01	Total Rooms:	6
Subdivision:	6139	Zoning:	LAR1	Bedrooms:	3
Rec Date:	04/02/2015	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	02/04/2015	Prior Sale Date:		Yr Built/Eff:	1947 / 1947
Sale Price:	\$820,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	361355	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$647,000	Lot Area:	5,155	Pool:	
Total Value:	\$256,462	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	2	Parking:	PARKING AVAIL
Comp #: 12				Distance From Subject: 0.35 (miles)	
Address: 3523 GREENFIELD AVE, LOS ANGELES, CA 90034-6101					
Owner Name: 3523 GREENFIELD LLC					
Seller Name: DURANT CHRISTOPHER K					
APN:	4252-016-032	Map Reference:	42-A6 /	Living Area:	1,373
County:	LOS ANGELES, CA	Census Tract:	2718.01	Total Rooms:	5
Subdivision:	10516	Zoning:	LAR1	Bedrooms:	2
Rec Date:	07/01/2015	Prior Rec Date:	03/30/1994	Bath(F/H):	2 /
Sale Date:	06/11/2015	Prior Sale Date:		Yr Built/Eff:	1947 / 1953
Sale Price:	\$800,000	Prior Sale Price:	\$314,648	Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	794791	Acres:	0.13	Fireplace:	Y / 1
1st Mtg Amt:	\$845,000	Lot Area:	5,678	Pool:	
Total Value:	\$723,262	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	2	Parking:	ATTACHED GARAGE

Comp #13			Distance From Subject:0.41 (miles)		
Address: 3551 TILDEN AVE, LOS ANGELES, CA 90034-6108					
Owner Name: CHERRY VALLEY INVESTMENTS LLC					
Seller Name: GEFFNER MARCIE M					
APN:	4252-010-009	Map Reference:	42-A6 /	Living Area:	1,131
County:	LOS ANGELES, CA	Census Tract:	2718.01	Total Rooms:	6
Subdivision:	12606	Zoning:	LAR1	Bedrooms:	2
Rec Date:	05/20/2015	Prior Rec Date:	06/12/2003	Bath(F/H):	1 /
Sale Date:	04/21/2015	Prior Sale Date:	04/30/2003	Yr Built/Eff:	1941 / 1944
Sale Price:	\$910,000	Prior Sale Price:	\$574,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	586496	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$650,000	Lot Area:	6,649	Pool:	
Total Value:	\$691,710	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #14			Distance From Subject:0.42 (miles)		
Address: 3555 TILDEN AVE, LOS ANGELES, CA 90034-6108					
Owner Name: K MICHAEL DEV LLC/JRK REAL ESTATE INVESTMENT IRA					
Seller Name: PHELPS ANGELA & JASON					
APN:	4252-010-010	Map Reference:	42-A6 /	Living Area:	1,111
County:	LOS ANGELES, CA	Census Tract:	2718.01	Total Rooms:	6
Subdivision:	12606	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/23/2015	Prior Rec Date:	11/25/2009	Bath(F/H):	1 /
Sale Date:	05/26/2015	Prior Sale Date:	10/20/2009	Yr Built/Eff:	1941 / 1942
Sale Price:	\$835,000	Prior Sale Price:	\$650,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	748968	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,775	Pool:	
Total Value:	\$698,114	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #15			Distance From Subject:0.44 (miles)		
Address: 2921 MILITARY AVE, LOS ANGELES, CA 90064-4023					
Owner Name: NGO TUNG K/PHAM PHUONG L					
Seller Name: PREUSSNER MARINA L TRUST					
APN:	4251-005-063	Map Reference:	41-F5 /	Living Area:	1,136
County:	LOS ANGELES, CA	Census Tract:	2717.02	Total Rooms:	5
Subdivision:	12926	Zoning:	LAR1	Bedrooms:	3
Rec Date:	05/19/2015	Prior Rec Date:	01/10/1995	Bath(F/H):	1 /
Sale Date:	04/27/2015	Prior Sale Date:		Yr Built/Eff:	1946 / 1946
Sale Price:	\$951,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	582365	Acres:	0.16	Fireplace:	/
1st Mtg Amt:		Lot Area:	6,793	Pool:	
Total Value:	\$186,686	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: **DAVID CAPTAIN**

Date: **October 27, 2015**

JOB ADDRESS: **3324 SOUTH GREENFIELD AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4251-023-005**

CASE#: **505768**

ORDER NO: **A-3290200**

EFFECTIVE DATE OF ORDER TO COMPLY: **July 22, 2013**

COMPLIANCE EXPECTED DATE: **August 21, 2013**

DATE COMPLIANCE OBTAINED: **April 17, 2015**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-3290200

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
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.
SUPERINTENDENT OF BUILDING
INTERIM GENERAL MANAGER

ORDER TO COMPLY AND NOTICE OF FEE

MAJLESSI, ABDOLVAHAB AND MOHAMMADI, NEDA
3324 GREENFIELD AVE
LOS ANGELES, CA 90034

JUL 16 2013

EG

CASE #: 505768
ORDER #: A-3290200
EFFECTIVE DATE: July 22, 2013
COMPLIANCE DATE: August 21, 2013

OWNER OF
SITE ADDRESS: 3324 S GREENFIELD AVE
ASSESSORS PARCEL NO.: 4251-023-005
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, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

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

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

VIOLATION(S):

1. Over height fence in the required front yard

You are therefore ordered to: Reduce the height of the fence in the required front yard to the maximum height of 42" above grade.

Code Section(s) in Violation: 12.21A.1.(a), 12.22C.20.(f)(2) and 12.22C.20.(f)(3) of the L.A.M.C.

Location: South side of property, adjacent to alley.

NON-COMPLIANCE FEE WARNING:

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

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

If an appeal or request for slight modification is not filed within 15 days of the compliance date or extensions granted therefrom, the determination of the department to impose and collect a non-compliance fee shall be final. Section 98.04 II L.A.M.C.

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

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

PENALTY WARNING:

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

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)252-3035.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____

Date: July 15, 2013


JOHN MATTILLO
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3035

John.Mattillo@lacity.org



REVIEWED BY