

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

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CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

September 30, 2015

Council District: # 8

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

JOB ADDRESS: **9209 SOUTH BROADWAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-038-013**

On December 13, 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: **9209 South Broadway, 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)	408.83
Title Report Fee	42.00
<b>Grand Total</b>	<b>\$ <u>2,375.83</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$2,375.83** 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 **\$2,375.83** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

**DEPARTMENT OF BUILDING AND SAFETY**

  
Steve Ongele  
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



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

## Property Title Report

Work Order No. T12199  
Dated as of: 08/06/2015

Prepared for: City of Los Angeles

### SCHEDULE A

(Reported Property Information)

APN #: 6040-038-013

Property Address: 9209 S BROADWAY ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Mauricio Ramirez Gaspar, a single man as his sole and separate property and Martin S. Cardenas, a married man an his sole and separate property

Grantor : Mauricio Ramirez Gaspar, a single man as his sole and separate property

Deed Date : 5/20/2014

Recorded : 5/21/2014

Instr No. : 20140529904

Mailing Address: Mauricio Ramirez Gaspar and Martin S. Cardenas  
9209 South Broadway Los Angeles, CA. 90003

### SCHEDULE B

#### LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California: Lot 54 and the Northerly 8 feet of Lot 55, of Tract No. 4715, in the County of Los Angeles, State of California, as per map recorded in Book 57 Page 14 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 6040-038-013

#### 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 : \$356,000.00

Dated : 7/27/2006

Trustor : Mauricio Ramirez Gaspar and Enrique Pablo Mateo

**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. T12199**

**SCHEDULE B (Continued)**

**Trustee :** Westwood Associates, a California Corporation  
**Beneficiary :** MERS, Inc., as nominee for WMC Mortgage Corp.  
**Loan No. :** MIN 100136300116367771  
**Recorded :** 8/7/2006 **Instr No. :** 06 1738629  
**Maturity Date is:** 8/1/2036

**Mailing Address:** WMC Mortgage Corp., P.O. Box 54089, Los Angeles, CA 90054-0089

**Mailing Address:** Westwood Associates, a California Corporation, None Shown

**Mailing Address:** Mortgage Electronic Registration Systems, Inc., P.O. Box 2026, Flint, MI 48501-2026

Assignment of the above referenced security instrument is as follows:

**Assignee :** Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4  
**Recorded :** 5/20/2009 **Instr No. :** 20090742879

**Mailing Address:** Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4, None Shown

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

**Trustee :** Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company  
**Recorded :** 5/20/2009 **Instr No. :** 20090742880

**Mailing Address:** Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company. P.O. Box 250 Orange, CA 92856-6250

Assignment of the above referenced security instrument is as follows:

**Assignee :** Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4  
**Recorded :** 11/9/2011 **Instr No. :** 20111514614

**Mailing Address:** Deutsche Bank National Trust Company, as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409

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

**Trustee :** Western Progressive, LLC  
**Recorded :** 3/8/2012 **Instr No. :** 20120366458

**Mailing Address:** Western Progressive, LLC, 2002 Summit Blvd, Suite 600 Atlanta, GA 30319

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

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**Work Order No. T12199**

**SCHEDULE B (Continued)**

**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 :** *2/7/2014*

**Instr No. :** *20140139237*

**Mailing Address:** *Mauricio Gaspar, 231 E 69th St Los Angeles CA, 90003*

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

RECORDING REQUESTED BY

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

Name: **Martin S. Cardenas**  
Address: **9209 South Broadway**  
City & State: **Los Angeles, Ca. 90003**

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TT-104 (Rev. 1.97)

### GRANT DEED

APN No. **6040-038-013** Title No. Escrow No.

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

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

- 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,  
**Mauricio Ramirez Gaspar, a single man as his sole and separate property.**

hereby GRANT(s) to

**Mauricio Ramirez Gaspar, a single man as his sole and separate property and Martin S. Cardenas, a married man an his sole and separate property.**

the following described real property in the

County of **Los Angeles**, State of California:

described as: LOT 54 AND THE NORTHERLY 8 FEET OF LOT 55, OF TRACT No. 4715, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 57 PAGE 14 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

"This is a bonafide gift and the Grantor received nothing in return, R & T 11911"

Dated: **MAY 20, 2014**

*Mauricio Ramirez Gaspar*

MAURICIO RAMIREZ GASPAS

State of California  
County of LOS ANGELES  
on 05/20/14 before me, BYRON CAMANERO, Notary Public (here insert name) Notary Public,  
(here insert name and title of the officer)  
personally appeared MAURICIO RAMIREZ GASPAS  
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 *Byron Camanero*  
Signature of Notary Public  


MAIL TAX STATEMENTS AS DIRECTED ABOVE

State of California

County of LOS ANGELES.

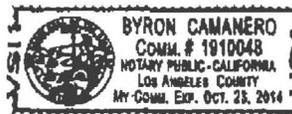
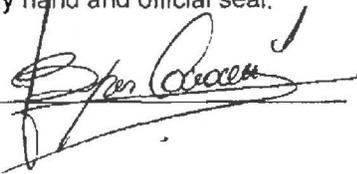
On MAY 20, 2014 before me, BYRON CAMANERO, Notary Public  
(Insert Name of Notary Public and Title)  
personally appeared MAURICIO RAMIREZ GASPAR

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)

ACK PARA WPOP (Rev 0608)

2

Recording Requested By /  
Return To:  
WMC MORTGAGE CORP.

3100 THORNTON AVENUE

BURBANK, CA 91504

Attn: (WHOLESALE)

06 1738629

Prepared By:  
JAMIE WALKER

WMC MORTGAGE CORP.

3100 THORNTON AVENUE

BURBANK, CA 91504

*2/10/03*

[Space Above This Line For Recording Data]

Serv #: 11636777

**DEED OF TRUST**

GASPAR  
Loan #: 11636777  
MIN: 100136300116367771  
PIN: 6040-038-013

**DEFINITIONS**

Words used in multiple sections of this document are defined below and other words are defined in Sections 3, 11, 13, 18, 20 and 21. Certain rules regarding the usage of words used in this document are also provided in Section 16.

(A) "Security Instrument" means this document, which is dated July 27, 2006, together with all Riders to this document.

(B) "Borrower" is MAURICIO RAMIREZ GASPAR, A SINGLE MAN and ENRIQUE PABLO MATEO A SINGLE MAN AS JOINT TENANTS

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WMC MORTGAGE CORP.

Lender is a Corporation organized and existing under the laws of CALIFORNIA Lender's address is P.O. BOX 54089, LOS ANGELES, CA 90054-0089

(D) "Trustee" is WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION

CALIFORNIA--Single Family--Fannie Mac/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01  
DOCUKCA1 (page 1 of 14 pages)  
DOCUKCA1.VTX 12/19/2005



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

(F) "Note" means the promissory note signed by Borrower and dated July 27, 2006. The Note states that Borrower owes Lender

Three Hundred Fifty-Six Thousand And 00/100

Dollars (U.S. \$ 356,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than August 1, 2036

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

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

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

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

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

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

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

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

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

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

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

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

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

TRANSFER OF RIGHTS IN THE PROPERTY

The beneficiary of this Security Instrument is MERS (solely as nominee for Lender and Lender's successors and assigns) and the successors and assigns of MERS. This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's



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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]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AND KNOWN AS EXHIBIT 'A'

which currently has the address of 9209 SOUTH BROADWAY [Street] LOS ANGELES California 90003 ("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 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 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 or 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 Payment is applied as of its scheduled due date, then Lender need not pay interest on unapplied funds. Lender may hold such unapplied funds until Borrower makes payment to bring the Loan current. If Borrower does not do so within

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01 (page 3 of 11 pages) DOCUMENT VTX 12/16/2005



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

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Mauricio Ramirez Gaspar 7/27/06

- Borrower - MAURICIO RAMIREZ GASPAS - Date -

Enrique Pablo Mateo 7/27/06

- Borrower - ENRIQUE PABLO MATEO - Date -

06/07/06

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT Form 3005 1/01 (page 13 of 14 pages)  
DOCUMENT  
DOCUMENT VTX 12/16/2005



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[Space Below This Line For Acknowledgment]

State of *California* )  
County of *Los Angeles* )

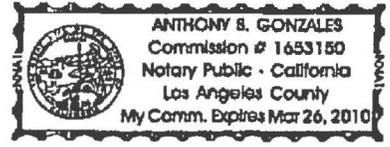
On *July 27th 2006* before me, *Anthony S. Gonzales, Notary Public*  
(here insert name and title of the officer)  
personally appeared

*Mauricio Ramirez Gaspar, Enrique Pablo Mota*

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 *Anthony S. Gonzales* (Seal)



02-07-06



06 1738629

2

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO

HomeEq Servicing  
701 Corporate Center Drive  
Raleigh, NC 27607



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Trustee Sale No. 09-20234 Loan No. 0325577146 Title Order No 090120223

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 Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4 all beneficial interest under that certain Deed of Trust dated 07/27/2006, executed by MAURICIO RAMIREZ GASPAR, A SINGLE MAN AND ENRIQUE PABLO MATEO A SINGLE MAN AS JOINT TENANTS, as Trustor; to WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION, as Trustee; and Recorded on 08/07/2006 UNDER INSTRUMENT # 06 1738629 of official records in the Office of the County Recorder of Los Angeles County, California.

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: 2-24-09

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.

*Noriko Colston*  
STATE OF

California  
COUNTY OF Sacramento

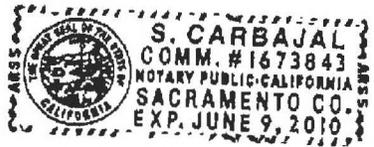
On 2-24-09 before me, *S. Carabajal*

a Notary Public in and for said county.

personally appeared *Noriko Colston* 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.  
*S. Carabajal*  
Notary Public in and for said County and State



11E

2

RECORDING REQUESTED BY  
AND WHEN RECORDED MAIL TO

Old Republic  
Default Management Services  
P.O. Box 250  
Orange, CA 92856-6250



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Trustee Sale No. 09-20234 Loan No. 0325577146 Title Order No. 090120223

### SUBSTITUTION OF TRUSTEE

WHEREAS, MAURICIO RAMIREZ GASPAR, A SINGLE MAN AND ENRIQUE PABLO MATEO A SINGLE MAN AS JOINT TENANTS, was the original Trustor, WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION, was the original Trustee, and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., was the original Beneficiary under that certain Deed of Trust dated 07/27/2006, Recorded on 08/07/2006 UNDER INSTRUMENT # 06 1738629 of official records in the office of the Recorder of Los Angeles County, California, and

WHEREAS, Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4, 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 the place of and instead of said original Trustee thereunder.

Now, THEREFORE, the undersigned Beneficiary hereby substitutes Old Republic Default Management Services, a Division of Old Republic National Title Insurance Company, Trustee of Said Deed of Trust

Whenever the context hereof so requires, the masculine gender includes the feminine and/or neuter, and the singular number indicates the plural.

DATE: 2.24.09

Deutsche Bank National Trust Company as Trustee under Pooling and Servicing Agreement dated as of December 1, 2006 Securitized Asset Backed Receivables LLC Trust 2006-WM4 Mortgage Pass-Through Certificates, Series 2006-WM4 BY, BARCLAYS CAPITAL REAL ESTATE INC., DBA HOMEQ SERVICING, ITS ATTORNEY-IN-FACT

*Noniko Colston, Asst. Sec.*  
STATE OF California  
COUNTY OF Sacramento

On 2.24.09 before me, *S. Carbajal*, a Notary Public in and for said county,

personally appeared *Noniko Colston* 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.

*S. Carbajal*  
Notary Public in and for said County and State



12E



Prepared by: Nadine Alvarez  
 Ocwen Loan Servicing, LLC  
 1661 Worthington Road, Suite 100  
 West Palm Beach, Florida, 33409  
 Phone Number: 561-682-8835  
 6470587994882  
 Attorney Code: 24110

2011-14731

243088

**ASSIGNMENT OF DEED OF TRUST  
 CALIFORNIA**

This **ASSIGNMENT OF DEED OF TRUST** from **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM4 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-WM4**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignor) to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE UNDER POOLING AND SERVICING AGREEMENT DATED AS OF DECEMBER 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM4**, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, FL 33409 ("Assignee").

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

Trustor: MAURICIO RAMIREZ GASPAR AND ENRIQUE PABLO MATEO  
 Trustee: WESTWOOD ASSOCIATES  
 Beneficiary: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ACTING SOLELY AS NOMINEE FOR WMC MORTGAGE CORP.  
 Document Date: JULY 27, 2006  
 Amount: \$ 356,000.00  
 Date Recorded: AUGUST 07, 2006  
 Document/Instrument/Entry Number: 06 1738629  
 Property Address: 9209 SOUTH BROADWAY, LOS ANGELES, CA

*Property more particularly described in the above referenced recorded Deed of Trust*

This Assignment is made without recourse, representation or warranty.

DATED: NOVEMBER 02, 2011

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE UNDER POOLING AND SERVICING  
AGREEMENT DATED AS OF DECEMBER 1, 2006  
~~SECURITIZED ASSET-BACKED RECEIVABLES LLC~~  
TRUST 2006-WM4 MORTGAGE  
PASS-THROUGH CERTIFICATES, SERIES 2006-WM4  
BY ITS ATTORNEY IN FACT  
OCWEN LOAN SERVICING, LLC

BY: \_\_\_\_\_  
NAME: Clara Taborda  
TITLE: Contract Manager

State of FLORIDA  
County of PALM BEACH

**Leticia N. Arias**

On NOVEMBER 02, 2011, before me, \_\_\_\_\_ personally appeared Clara Taborda personally known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal

Signature of Notary



**Leticia N. Arias**

NOTARY PUBLIC STATE OF FLORIDA  
Leticia N. Arias  
Commission #DD737904  
Expires, NOV. 29, 2011  
BONDED THRU ATLANTIC BONDING CO. INC





RECORDING REQUESTED BY:  
Premium Title of California

AND WHEN RECORDED MAIL TO:

Western Progressive, LLC  
2002 Summit Blvd, Suite 600  
Atlanta, GA 30319

243088

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TS No.: 2011-14731

5570587994844

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**SUBSTITUTION OF TRUSTEE**

WHEREAS, MAURICIO RAMIREZ GASPAR, A SINGLE MAN AND ENRIQUE PABLO MATEO A SINGLE MAN AS JOINT TENANTS was the original Trustor, WESTWOOD ASSOCIATES, A CALIFORNIA CORPORATION was the original Trustee, and WMC MORTGAGE CORP., A CORPORATION, AS LENDER, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS BENEFICIARY was the original Beneficiary under that certain Deed of Trust dated 7/27/2006 and recorded on 8/7/2006 as Instrument No. 06 1738629, in book —, page — and rerecorded on — as — of Official Records of Los Angeles County, California, and

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

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

NOW, THEREFORE, the undersigned hereby substitutes Western Progressive, LLC, 2002 Summit Blvd, Suite 600 Atlanta, GA 30319 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: 12/8/11

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee under POOLING AND SERVICING AGREEMENT Dated as of December 1, 2006 SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST 2006-WM4, By Ocwen Loan Servicing, LLC, its attorney-in-fact.

*[Signature]*  
Ryan Dierdorff Contract Manager

State of Florida ) ss.  
County of Palm Beach )

The foregoing instrument was acknowledged and sworn before me this 8 day of Dec, 2011, by Ryan Dierdorff as a Contract Manager of Ocwen Loan Servicing, LLC, who is personally known to me or who has produced as identification.

*[Signature]*

Notary Public - State of Florida  
Notary Public State of Florida  
Mariene Saunders  
My Commission EE132687  
Expires 09/22/2015

My Commission Expires: \_\_\_\_\_

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**AFFIDAVIT OF MAILING  
FOR SUBSTITUTION OF TRUSTEE BY CODE**

TS No.: 2011-14731

Trustor: MAURICIO RAMIREZ GASPAR, A SINGLE MAN AND ENRIQUE PABLO MATEO A SINGLE MAN AS JOINT TENANTS

I, **Tunisha Jennings, Trustee Sale Assistant**, declare: That I am an officer, agent or employee of Western Progressive, LLC whose business address is:

2002 Summit Blvd, Suite 600  
Atlanta, GA 30319

A copy of the attached Substitution has been mailed prior to the recording thereof, in the manner provided in Section 2924(b) of the Civil Code of the State of California to all persons to whom a copy of the Notice of Default would be required to be mailed by the provisions of said section.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Date: 03/06/2012

  
\_\_\_\_\_  
Tunisha Jennings, Trustee Sale Assistant



# Property Detail Report

# EXHIBIT C

For Property Located At :  
**9209 S BROADWAY, LOS ANGELES, CA 90003-4041**



### Owner Information

Owner Name: **CARDENAS MARTIN S**  
 Mailing Address: **9209 S BROADWAY, LOS ANGELES CA 90003-4041 C026**  
 Vesting Codes: **SM // SE**

### Location Information

Legal Description:	<b>TRACT # 4715 LOT 54 AND N 8 FT OF LOT 55</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>6040-038-013</b>
Census Tract / Block:	<b>2402.00 / 1</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>4715</b>
Legal Book/Page:	<b>57-14</b>	Map Reference:	<b>58-A2 /</b>
Legal Lot:	<b>55</b>	Tract #:	<b>4715</b>
Legal Block:		School District:	<b>LOS ANGELES</b>
Market Area:	<b>C37</b>	School District Name:	
Neighbor Code:		Munic/Township:	

### Owner Transfer Information

Recording/Sale Date:	<b>08/10/2015 / 08/01/2015</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>977321</b>		

### Last Market Sale Information

Recording/Sale Date:	<b>08/07/2006 / 07/25/2006</b>	1st Mtg Amount/Type:	<b>\$356,000 / CONV</b>
Sale Price:	<b>\$445,000</b>	1st Mtg Int. Rate/Type:	<b>7.52 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>1738629</b>
Document #:	<b>1738628</b>	2nd Mtg Amount/Type:	<b>\$89,000 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$303.55</b>
New Construction:		Multi/Split Sale:	

Title Company: **FINANCIAL TITLE**  
 Lender: **WMC MTG CORP**  
 Seller Name: **DEBAMAKA NOBLE**

### Prior Sale Information

Prior Rec/Sale Date:	<b>10/17/2001 / 10/12/2001</b>	Prior Lender:	<b>PRIVATE INDIVIDUAL</b>
Prior Sale Price:	<b>\$90,500</b>	Prior 1st Mtg Amt/Type:	<b>\$107,250 / PRIVATE PARTY</b>
Prior Doc Number:	<b>1979941</b>	Prior 1st Mtg Rate/Type:	<b>/</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,466</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1926 / 1937</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

### Site Information

Zoning:	<b>LAC2</b>	Acres:	<b>0.12</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>5,377</b>	Lot Width/Depth:	<b>x</b>	State Use:	
Land Use:	<b>SFR</b>	Res/Comm Units:	<b>/</b>	Water Type:	
Site Influence:				Sewer Type:	

### Tax Information

Total Value:	<b>\$380,628</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$3,067.55</b>
Land Value:	<b>\$282,326</b>	Improved %:	<b>26%</b>	Tax Area:	<b>8832</b>
Improvement Value:	<b>\$98,302</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$380,628</b>				

## Comparable Sales Report

For Property Located At

**9209 S BROADWAY, LOS ANGELES, CA 90003-4041**



**6 Comparable(s) Selected.**

Report Date: 09/30/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$445,000	\$255,000	\$625,000	\$359,667
Bldg/Living Area	1,466	1,256	1,652	1,444
Price/Sqft	\$303.55	\$174.94	\$464.34	\$253.14
Year Built	1926	1904	1983	1933
Lot Area	5,377	4,322	6,314	5,380
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	1	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$380,628	\$116,614	\$275,394	\$221,633
Distance From Subject	0.00	0.18	0.49	0.40

\* = user supplied for search only

<b>Comp #:</b> 1				Distance From Subject: <b>0.18 (miles)</b>
<b>Address:</b>	<b>335 W 90TH ST, LOS ANGELES, CA 90003-3625</b>			
<b>Owner Name:</b>	<b>SILVA CARLOS A/SILVA ARIEL A</b>			
<b>Seller Name:</b>	<b>SUBSIDIZED HOUSING II CORP</b>			
<b>APN:</b>	<b>6040-030-023</b>	<b>Map Reference:</b>	<b>58-A2 /</b>	<b>Living Area:</b> 1,404
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2402.00</b>	<b>Total Rooms:</b>
<b>Subdivision:</b>	<b>3776</b>	<b>Zoning:</b>	<b>LAR2</b>	<b>Bedrooms:</b> 5
<b>Rec Date:</b>	<b>05/21/2015</b>	<b>Prior Rec Date:</b>	<b>01/11/1983</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>04/24/2015</b>	<b>Prior Sale Date:</b>		<b>Yr Built/Eff:</b> 1983 / 1983
<b>Sale Price:</b>	<b>\$335,000</b>	<b>Prior Sale Price:</b>	<b>\$49,500</b>	<b>Air Cond:</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>
<b>Document #:</b>	<b>594221</b>	<b>Acres:</b>	<b>0.13</b>	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>	<b>\$328,932</b>	<b>Lot Area:</b>	<b>5,708</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$116,614</b>	<b># of Stories:</b>		<b>Roof Mat:</b>
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/</b>	<b>Parking:</b>

<b>Comp #:</b> 2				Distance From Subject: <b>0.34 (miles)</b>
<b>Address:</b>	<b>138 E 90TH ST, LOS ANGELES, CA 90003-3708</b>			
<b>Owner Name:</b>	<b>DANCO INC</b>			
<b>Seller Name:</b>	<b>ONEWEST BK</b>			
<b>APN:</b>	<b>6041-007-026</b>	<b>Map Reference:</b>	<b>58-B2 /</b>	<b>Living Area:</b> 1,400
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2402.00</b>	<b>Total Rooms:</b> 4
<b>Subdivision:</b>	<b>7729</b>	<b>Zoning:</b>	<b>LAR1</b>	<b>Bedrooms:</b> 3
<b>Rec Date:</b>	<b>06/08/2015</b>	<b>Prior Rec Date:</b>	<b>07/24/1980</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>05/13/2015</b>	<b>Prior Sale Date:</b>		<b>Yr Built/Eff:</b> 1939 / 1969
<b>Sale Price:</b>	<b>\$255,000</b>	<b>Prior Sale Price:</b>	<b>\$48,000</b>	<b>Air Cond:</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b> CONTEMPORARY
<b>Document #:</b>	<b>667351</b>	<b>Acres:</b>	<b>0.12</b>	<b>Fireplace:</b> /
<b>1st Mtg Amt:</b>		<b>Lot Area:</b>	<b>5,383</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$260,094</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b> COMPOSITION SHINGLE
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/ 2</b>	<b>Parking:</b> DETACHED GARAGE

<b>Comp #:</b> 3				Distance From Subject: <b>0.44 (miles)</b>
<b>Address:</b>	<b>118 E 97TH ST, LOS ANGELES, CA 90003-4202</b>			
<b>Owner Name:</b>	<b>FORD JOYCE/WARD LATIEKA M</b>			
<b>Seller Name:</b>	<b>FLORES ESTEBAN &amp; ELFEGA</b>			
<b>APN:</b>	<b>6052-003-010</b>	<b>Map Reference:</b>	<b>58-B3 /</b>	<b>Living Area:</b> 1,652
<b>County:</b>	<b>LOS ANGELES, CA</b>	<b>Census Tract:</b>	<b>2405.00</b>	<b>Total Rooms:</b> 6
<b>Subdivision:</b>	<b>6214</b>	<b>Zoning:</b>	<b>LAR2</b>	<b>Bedrooms:</b> 3
<b>Rec Date:</b>	<b>02/18/2015</b>	<b>Prior Rec Date:</b>	<b>07/01/1987</b>	<b>Bath(F/H):</b> 2 /
<b>Sale Date:</b>	<b>01/06/2015</b>	<b>Prior Sale Date:</b>	<b>03/1987</b>	<b>Yr Built/Eff:</b> 1904 / 1904
<b>Sale Price:</b>	<b>\$289,000</b>	<b>Prior Sale Price:</b>	<b>\$78,000</b>	<b>Air Cond:</b>
<b>Sale Type:</b>	<b>FULL</b>	<b>Prior Sale Type:</b>	<b>FULL</b>	<b>Style:</b>
<b>Document #:</b>	<b>174730</b>	<b>Acres:</b>	<b>0.12</b>	<b>Fireplace:</b> Y / 1
<b>1st Mtg Amt:</b>	<b>\$283,765</b>	<b>Lot Area:</b>	<b>5,406</b>	<b>Pool:</b>
<b>Total Value:</b>	<b>\$178,879</b>	<b># of Stories:</b>	<b>1.00</b>	<b>Roof Mat:</b> COMPOSITION SHINGLE
<b>Land Use:</b>	<b>SFR</b>	<b>Park Area/Cap#:</b>	<b>/ 1</b>	<b>Parking:</b> DETACHED GARAGE

<b>Comp #:</b> 4				Distance From Subject: <b>0.45 (miles)</b>
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Address:	<b>229 E 92ND ST, LOS ANGELES, CA 90003-3727</b>		
Owner Name:	<b>SALAZAR OMAR E/CABRERA TERESA J</b>		
Seller Name:	<b>MANZO JESSICA</b>		
APN:	<b>6041-009-022</b>	Map Reference:	<b>58-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2400.20</b>
Subdivision:	<b>9132</b>	Zoning:	<b>LAR1</b>
Rec Date:	<b>05/08/2015</b>	Prior Rec Date:	<b>12/05/2013</b>
Sale Date:	<b>03/25/2015</b>	Prior Sale Date:	<b>12/02/2013</b>
Sale Price:	<b>\$299,000</b>	Prior Sale Price:	<b>\$270,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>538133</b>	Acres:	<b>0.12</b>
1st Mtg Amt:	<b>\$293,289</b>	Lot Area:	<b>5,145</b>
Total Value:	<b>\$275,394</b>	# of Stories:	<b>1.00</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,256</b>
		Total Rooms:	<b>3</b>
		Bedrooms:	<b>1 /</b>
		Bath(F/H):	<b>1927 / 1927</b>
		Yr Built/Eff:	<b>Air Cond:</b>
			<b>Style:</b>
			<b>Fireplace: Y / 1</b>
			<b>Pool:</b>
			<b>Roof Mat:</b>
			<b>Parking:</b>

Comp #:	<b>5</b>	Distance From Subject:	<b>0.48 (miles)</b>
Address:	<b>150 W 86TH PL, LOS ANGELES, CA 90003-3306</b>		
Owner Name:	<b>DIAZ ALFREDO D &amp; IRMA</b>		
Seller Name:	<b>SOTO WILLIAM</b>		
APN:	<b>6040-016-012</b>	Map Reference:	<b>58-B2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2402.00</b>
Subdivision:	<b>GOODFELLOWS</b>	Zoning:	<b>LAC2</b>
Rec Date:	<b>07/13/2015</b>	Prior Rec Date:	<b>12/28/2011</b>
Sale Date:	<b>05/29/2015</b>	Prior Sale Date:	<b>09/02/2011</b>
Sale Price:	<b>\$355,000</b>	Prior Sale Price:	<b>\$262,000</b>
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>837255</b>	Acres:	<b>0.10</b>
1st Mtg Amt:	<b>\$266,250</b>	Lot Area:	<b>4,322</b>
Total Value:	<b>\$273,815</b>	# of Stories:	<b>/</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,608</b>
		Total Rooms:	<b>4</b>
		Bedrooms:	<b>2 /</b>
		Bath(F/H):	<b>1923 / 1923</b>
		Yr Built/Eff:	<b>Air Cond: YES</b>
			<b>Style:</b>
			<b>Fireplace: /</b>
			<b>Pool:</b>
			<b>Roof Mat:</b>
			<b>Parking:</b>

Comp #:	<b>6</b>	Distance From Subject:	<b>0.49 (miles)</b>
Address:	<b>9118 S HOOVER ST, LOS ANGELES, CA 90044-6418</b>		
Owner Name:	<b>TRUONG NGHI C</b>		
Seller Name:	<b>OCEAN DEV INC</b>		
APN:	<b>6039-015-006</b>	Map Reference:	<b>58-A2 /</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2403.00</b>
Subdivision:	<b>SUNNYSIDE</b>	Zoning:	<b>LARD2</b>
Rec Date:	<b>06/19/2015</b>	Prior Rec Date:	<b>08/15/2014</b>
Sale Date:	<b>02/19/2015</b>	Prior Sale Date:	<b>08/12/2014</b>
Sale Price:	<b>\$625,000</b>	Prior Sale Price:	<b>\$225,000</b>
Sale Type:	<b>UNKNOWN</b>	Prior Sale Type:	<b>FULL</b>
Document #:	<b>730713</b>	Acres:	<b>0.14</b>
1st Mtg Amt:	<b>\$437,500</b>	Lot Area:	<b>6,314</b>
Total Value:	<b>\$225,000</b>	# of Stories:	<b>/</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/</b>
		Living Area:	<b>1,346</b>
		Total Rooms:	<b>3</b>
		Bedrooms:	<b>2 /</b>
		Bath(F/H):	<b>1923 / 1939</b>
		Yr Built/Eff:	<b>Air Cond:</b>
			<b>Style:</b>
			<b>Fireplace: /</b>
			<b>Pool:</b>
			<b>Roof Mat:</b>
			<b>Parking:</b>

# EXHIBIT D

ASSIGNED INSPECTOR: **DALE SCHWARTZ**  
JOB ADDRESS: **9209 SOUTH BROADWAY, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **6040-038-013**

Date: **September 30, 2015**

CASE#: **483946**  
ORDER NO: **A-3148572**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 13, 2012**  
COMPLIANCE EXPECTED DATE: **December 13, 2012**  
DATE COMPLIANCE OBTAINED: **December 18, 2013**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3148572

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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

MAURICIO GASPAR  
231 E 69TH ST  
LOS ANGELES, CA 90003

CASE #
IMSP <i>0</i>
CARTS
PCIS
CNAT

CASE #: 483946  
ORDER #: A-3148572  
EFFECTIVE DATE: November 13, 2012  
COMPLIANCE DATE: December 13, 2012

OWNER OF  
SITE ADDRESS: 9209 S BROADWAY  
ASSESSORS PARCEL NO.: 6040-038-013  
ZONE: C2; Commercial Zone

*[Signature]*  
12/13/12

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. Open storage of inoperable vehicles.

You are therefore ordered to: Discontinue the open storage of inoperable vehicle(s).

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

Location: Rear yard setback

2. Rubbish, garbage, trash and debris on the premises.

You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.  
2) Maintain the premises in a clean and sanitary condition.

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

Location: All yards

Comments: Includes excessive vegetation.

**File Closed**  
*Ed Deckert*  
Date: DEC 18 2013

**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 98.04 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.

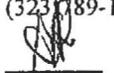
If you have any questions or require any additional information please feel free to contact me at (323)789-1490. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: \_\_\_\_\_



Date: November 09, 2012

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



REVIEWED BY