

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 8, 2015

Council District: # 10

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

JOB ADDRESS: **2540 SOUTH HAUSER BLVD., LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5043-001-027**

On April 2, 2010, 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: **2540 South Hauser Blvd., Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee 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)	1,352.28
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 3,319.28</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 **\$3,319.28** 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 **\$3,319.28** 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



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

**Property Title Report**

Work Order No. T11933  
Dated as of: 07/02/2015

Prepared for: City of Los Angeles

**SCHEDULE A**  
(Reported Property Information)

APN #: 5043-001-027

Property Address: 2540 S HAUSER BLVD City: Los Angeles County: Los Angeles

**VESTING INFORMATION**

Type of Document: Grant Deed:

Grantee : Efrain Padilla Mendoza, a married man as his sole and separate property

Grantor : Ryan Jackson, a single man and Chey Payne, a single woman as joint tenants

Deed Date : 11/24/2004

Recorded : 12/16/2004

Instr No. : 04 3251218

Mailing Address: Efrain Padilla Mendoza,  
2540 Hauser Boulevard Los Angeles, CA 90016

**SCHEDULE B**

**LEGAL DESCRIPTION**

The following described property:

Lot(s) 51 of Tract No. 5565, in the City of Los Angeles, County of Los Angeles, State of California, as shown on a map filed in Book 68 Page(s) 5 of Maps, in the office of the County Recorder of said County.

Assessor's Parcel No: 5043-001-027

**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 : \$420,000.00

Dated : 3/20/2007

Trustor : Efrain Padilla Mendoza

Trustee : T.D. Service Company

Beneficiary : MERS, Inc., as nominee for BNC Mortgage, Inc., a Delaware Corporation

**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. T11933**

**SCHEDULE B (Continued)**

**Loan No. :** MIN 100122200003101810

**Recorded :** 3/27/2007

**Instr No. :** 20070703101

**Maturity Date is:** 4/1/2037

**Mailing Address:** T.D. Service Company, None Shown.

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

**Mailing Address:** BNC Mortgage, Inc., a Delaware Corporation

Assignment of the above referenced security instrument is as follows:

**Assignee :** U.S. Bank National Association, as Trustee for structured Asset Securities Corporation

Mortgage pass-through certificates, series 2007-BC3 at c/o Ocwen Loan Servicing, LLC

**Recorded :** 12/24/2014

**Instr No. :** 20141404294

**Mailing address:** U.S. Bank National Association, as Trustee for structured Asset Securities Corporation  
Mortgage pass-through certificates, series 2007-BC3 at c/o Ocwen Loan Servicing, LLC, 1661  
Worthington Road, Suite 1, 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 :** 2/12/2015

**Instr No. :** 20150158811

**Mailing Address:** Western Progressive, LLC, Northpark Town Center,  
1000 Abernathy Rd Ne; Bldg 400, Suite 200, Atlanta, GA 30328

A Notice of Default under the terms of said Deed of Trust

**Executed by :** Western Progressive, LLC

**Recorded :** 3/30/2015

**Instr No. :** 20150338621

**Mailing Address:** Western Progressive, LLC, Northpark Town Center  
1000 Abernathy Rd Ne; Bldg 400, Suite 200 Atlanta, GA 30328

**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 :** 7/16/2010

**Instr No. :** 20100977422

**Debtor Mailing Address:** Efrain P Mendoza, 2540 Hauser Blvd, Los Angeles. CA, 90016

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

12/16/04

**SOUTHLAND TITLE**

RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:  
Efrain Padilla Mendoza  
2540 Hauser Boulevard  
Los Angeles, CA 90016

04 3251218

Space Above This Line for Recorder's Use Only

A.P.N.: 5043-001-027

Order No.: 14036022

Escrow No.: 8222-CK

**GRANT DEED**

L.A. COUNTY 80

L.A. CITY 44

(80) (44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$361.90 & CITY \$1,480.50  
[ X ] 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; [ X ] City of Los Angeles, and

5043-1-27

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Ryan Jackson, A Single Man and Chey Payne, a Single Woman as Joint Tenants

hereby GRANT(S) to **Efrain Padilla Mendoza, a Married Man as his Sole and Separate property**

V1

the following described property in the City of Los Angeles, County of Los Angeles State of California;

See exhibit "A" Attached hereto and made a part hereof

*Ryan Jackson*  
Ryan Jackson

*Chey Payne*  
Chey Payne

Document Date: November 24, 2004

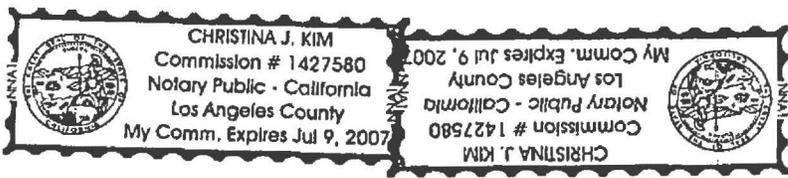
STATE OF CALIFORNIA )  
COUNTY OF Los Angeles )  
On Dec 3 2004 before me, Christina J. Kim  
personally appeared Chey Payne

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 *[Signature]*

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

14036022

12/16/04

3

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

STATE OF CALIFORNIA }  
COUNTY OF Los Angeles } SS

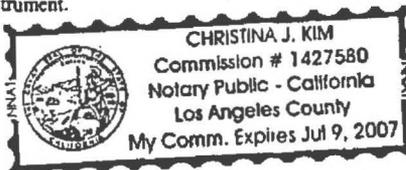
On Dec 3, 2004 before me, Christina J. Kim

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

WITNESS my hand and official seal

Signature

*[Handwritten signature]*



This area for official notarial seal.

OPTIONAL

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

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Grant Deed

Document Date: Nov 24, 2004 Number of Pages: 1

Signer(s) other than named above

CAPACITY(IES) CLAIMED BY SIGNER(S)

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)-  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer
Top of thumb here

- INDIVIDUAL
- CORPORATE OFFICER(S)  
TITLE(S) \_\_\_\_\_
- PARTNER(S)-  LIMITED  
 GENERAL
- ATTORNEY-IN-FACT
- TRUSTEE(S)
- GUARDIAN OR CONSERVATOR
- OTHER \_\_\_\_\_

Right Thumbprint of Signer
Top of thumb here

SIGNER IS REPRESENTING:

\_\_\_\_\_

\_\_\_\_\_

04 3251218

12/16/04

2

04 3251217

**SOUTHLAND TITLE**

RECORDING REQUESTED BY  
Southland Title  
AND WHEN RECORDED MAIL TO:

Efrain Padilla Mendoza  
2540 Hauser Blvd.,  
Los Angeles, Ca 90016

Space Above This Line for Recorder's Use Only

A.P.N.: 5043-001-027

Order No.: 14036022

Escrow No.: 8222-CK

**INTERSPOUSAL TRANSFER GRANT DEED**  
(Excluded from reappraisal under California Constitution Act 13 A 1.et seq.)

DOCUMENTARY TRANSFER TAX \$ NONE

This is an Interspousal Transfer and not a change in ownership under §63 of the Revenue and Taxation code and Grantor(s) has(have) checked the applicable exclusion from reappraisal:

- From Joint Tenancy to Community Property
- From One Spouse to Both Spouses
- From One Spouse to the Other Spouse
- From Both Spouses to the Other Spouse
- Other:

"This conveyance established sole and separate property of a spouse, R & T 11911."

5043-1-27

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, GRANTOR Consuelo Murguia, Spouse of grantee herein hereby GRANT(S) to Efrain Padilla Mendoza, A married man as his sole and separate property the following described property in the City of Los Angeles, County of Los Angeles State of California;

See exhibit "A" Attached hereto and made a part hereof.

CONSUELO MURGUIA

Consuelo Murguia

Document Date: November 24, 2004

STATE OF CALIFORNIA )  
COUNTY OF LOS ANGELES )

On NOVEMBER 24, 2004 before me, CAESAR A. LIZARDO, NOTARY PUBLIC

personally appeared CONSUELO MURGUIA

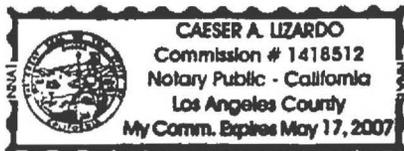
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the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

*[Handwritten Signature]*

This area for official notarial seal.



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

UNITED TITLE COMPANY

Recording Requested By:

03/27/07



20070703101

Return To:

BNC MORTGAGE, INC.  
P.O. BOX 19656  
IRVINE, CA 92623-9656

Prepared By:

507015216-63

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN100122200003101810

Loan No.: CRO010299

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated March 20, 2007 together with all Riders to this document.

(B) "Borrower" is EFRAIN PADILLA MENDOZA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Borrower's address is 2540 HAUSER BLVD, LOS ANGELES, CA 90016

Borrower is the trustor under this Security Instrument.

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

Lender is a corporation organized and existing under the laws of Delaware

CRO010299

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

Form 3005 1/01

VMP -6A(CA) (0207)

Page 1 of 15

Initials

EPM

VMP MORTGAGE FORMS (800)521 7291

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Lender's address is P.O. BOX 19656, IRVINE, CA 92623-9656

(D) "Trustee" is T.D. SERVICE 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 March 20, 2007

The Note states that Borrower owes Lender four hundred twenty thousand and 00/100 Dollars

(U.S. \$420,000.00) plus interest Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than April 1, 2037

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

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

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

- |   |   |  |
|---|---|--|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider              | <input type="checkbox"/> Second Home Rider   |
| <input type="checkbox"/> Balloon Rider                    | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider  |
| <input type="checkbox"/> VA Rider                         | <input type="checkbox"/> Biweekly Payment Rider         | <input checked="" type="checkbox"/> Other(s) [specify]<br>Prepayment Penalty 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) amounts under Section 3 of this Security Instrument.

07 0703101

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(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, CALIFORNIA

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HERETO AS EXHIBIT A

Parcel ID Number: 5043-001-027  
2540 HAUSER BLVD  
LOS ANGELES  
("Property Address")

which currently has the address of  
[Street]  
(City), California 90016 [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 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

CR0010299

Initials *EPM*

Form 3005 1/01

07 0703101

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

Witnesses.

*Efrain Padilla Mendoza* (Seal)  
EFRAIN PADILLA MENDOZA -Borrower

(Seal)  
-Borrower

07 0703101

16

State of California *San Bernardino*  
County of *Los Angeles*

} ss.

On *20 March 2007*

before me, *Vanessa Ortiz (Notary Public)*

personally appeared

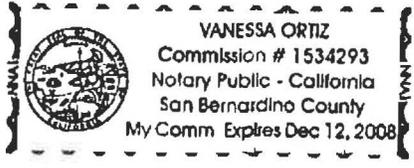
EFRAIN PADILLA MENDOZA

(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/het/their authorized capacity(ies), and that by his/het/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.

*Vanessa Ortiz*

(Seal)



07 0703101

Recording Requested By:  
OCWEN LOAN SERVICING, LLC



2

When Recorded Return To:

When recorded return to:  
Security Connections, Inc.  
240 Technology Dr.  
Idaho Falls, ID 83401



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

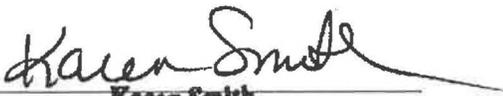
Los Angeles, California  
SELLER'S SERVICING #: 7100792071 "MENDOZA"  
SELLER'S LENDER ID#: SCI  
OLD SERVICING #: 24320764

MIN #: 100122200003101810 SIS #: 1-888-679-6377

For Value Received, Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for BNC Mortgage, Inc., a Delaware Corporation, its successors and/or assigns hereby grants, assigns and transfers to U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC3 at C/O OCWEN LOAN SERVICING, LLC., 1661 WORTHINGTON ROAD, SUITE 1, WEST PALM BEACH, FL 33409 all its interest under that certain Deed of Trust dated 03/20/2007, in the amount of \$420,000.00, executed by EFRAIN PADILLA MENDOZA, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. ("MERS"), SOLELY AS NOMINEE FOR BNC MORTGAGE, INC., ITS SUCCESSORS AND/OR ASSIGNS and Recorded: 03/27/2007 in Book: N/A Page: N/A as Instrument No.: 20070703101 in the County of Los Angeles, State of California.

In witness whereof this instrument is executed.

Mortgage Electronic Registration Systems, Inc. ("MERS"), solely as nominee for BNC Mortgage, Inc., a Delaware Corporation, its successors and/or assigns  
On DEC 04 2014

  
Karen Smith, Assistant  
Secretary

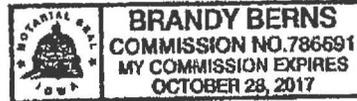
STATE OF Iowa  
COUNTY OF Black Hawk

On DEC 04 2014, before me, BRANDY BERNS, a Notary Public in and for Black Hawk in the State of Iowa, personally appeared Karen Smith, Assistant Secretary, 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, and that by his/her/their signature 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,

*Brandy Berns*

BRANDY BERNS  
Notary Expires: 10/28/2017



(This area for notarial seal)

RECORDING REQUESTED BY:  
Premium Title of California

AND WHEN RECORDED MAIL TO:  
Western Progressive, LLC  
Northpark Town Center  
1000 Abernathy Rd NE; Bldg 400, Suite 200  
Atlanta, GA 30328

---

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TS No.: 2014-08321-CA      55710079207144

### SUBSTITUTION OF TRUSTEE

**WHEREAS, Efrain Padilla Mendoza, A Married Man As His Sole And Separate Property** was the original Trustor, **T.D. SERVICE COMPANY** was the original Trustee, and **BNC MORTGAGE, INC., A DELAWARE CORPORATION, AS LENDER. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.** was the original Beneficiary under that certain Deed of Trust dated **03/20/2007** and recorded on **03/27/2007** as Instrument No. **20070703101**, in book --, page -- 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, Northpark Town Center, 1000 Abernathy Rd NE; Bldg 400, Suite 200, Atlanta, GA 30328** as Trustee under said Deed of Trust.

TS No.: 2014-08321-CA      55710079207144

### SUBSTITUTION OF TRUSTEE

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

Dated: 2/4/15

U.S. BANK NATIONAL ASSOCIATION, as Trustee for  
Structured Asset Securities Corporation Mortgage Pass-  
Through Certificates, Series 2007-BC3, By its Servicer Ocwen  
Loan servicing, LLC



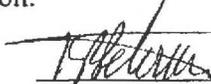
**Franci Boothney**

Contract Management Coordinator

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida } ss.  
County of Palm Beach }

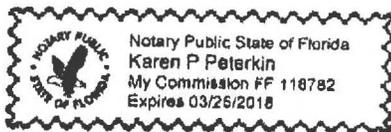
The foregoing instrument was acknowledged and sworn before me this 4  
day of February, 2015 by Franci Boothney as  
Contract Management Coordinator of Ocwen Loan Servicing, LLC., who is personally known to me or  
who has produced XXXXXXXXXX as identification.



**Karen P. Peterkin**

Notary Public-State of Florida  
My Commission Expires:

3/25/2018





## Property Detail Report

For Property Located At :  
**2540 HAUSER BLVD, LOS ANGELES, CA 90016-2518**



### Owner Information

Owner Name: **MENDOZA EFRAIN P**  
 Mailing Address: **2540 HAUSER BLVD, LOS ANGELES CA 90016-2518 C046**  
 Vesting Codes: **MM // SE**

### Location Information

Legal Description:	<b>TRACT NO 5565 LOT 51</b>	APN:	<b>5043-001-027</b>
County:	<b>LOS ANGELES, CA</b>	Alternate APN:	
Census Tract / Block:	<b>2199.01 / 3</b>	Subdivision:	<b>5565</b>
Township-Range-Sect:		Map Reference:	<b>42-F5 /</b>
Legal Book/Page:	<b>60-37</b>	Tract #:	<b>5565</b>
Legal Lot:	<b>51</b>	School District:	<b>LOS ANGELES</b>
Legal Block:		School District Name:	
Market Area:	<b>C16</b>	Munic/Township:	
Neighbor Code:			

### Owner Transfer Information

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

### Last Market Sale Information

Recording/Sale Date:	<b>12/16/2004 / 11/24/2004</b>	1st Mtg Amount/Type:	<b>\$263,200 / CONV</b>
Sale Price:	<b>\$329,000</b>	1st Mtg Int. Rate/Type:	<b>5.80 / ADJ</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	<b>3251219</b>
Document #:	<b>3251218</b>	2nd Mtg Amount/Type:	<b>\$65,800 / CONV</b>
Deed Type:	<b>GRANT DEED</b>	2nd Mtg Int. Rate/Type:	<b>/ ADJ</b>
Transfer Document #:		Price Per SqFt:	<b>\$305.76</b>
New Construction:		Multi/Split Sale:	
Title Company:	<b>SOUTHLAND TITLE CO.</b>		
Lender:	<b>CHAPEL MTG</b>		
Seller Name:	<b>JACKSON RYAN</b>		

### Prior Sale Information

Prior Rec/Sale Date:	<b>03/19/2003 / 01/24/2003</b>	Prior Lender:	<b>MASTER FIN'L INC</b>
Prior Sale Price:	<b>\$189,000</b>	Prior 1st Mtg Amt/Type:	<b>\$151,200 / CONV</b>
Prior Doc Number:	<b>771070</b>	Prior 1st Mtg Rate/Type:	<b>7.50 / ADJ</b>
Prior Deed Type:	<b>GRANT DEED</b>		

### Property Characteristics

Gross Area:		Parking Type:	<b>PARKING AVAIL</b>	Construction:	
Living Area:	<b>1,076</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:	<b>1</b>	Exterior wall:	<b>STUCCO</b>
Above Grade:		Parking Spaces:	<b>1</b>	Porch Type:	
Total Rooms:	<b>5</b>	Basement Area:		Patio Type:	
Bedrooms:	<b>2</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>1 /</b>	Basement Type:		Air Cond:	
Year Built / Eff:	<b>1926 / 1926</b>	Roof Type:		Style:	<b>SPANISH</b>
Fireplace:	<b>Y / 1</b>	Foundation:	<b>RAISED</b>	Quality:	
# of Stories:	<b>1.00</b>	Roof Material:	<b>ROLL COMPOSITION</b>	Condition:	
Other Improvements:	<b>FENCE</b>				

### Site Information

Zoning:	<b>LARD1.5</b>	Acres:	<b>0.10</b>	County Use:	<b>SINGLE FAMILY RESID (0100)</b>
Lot Area:	<b>4,321</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:	<b>TYPE UNKNOWN</b>

### Tax Information

Total Value:	<b>\$288,500</b>	Assessed Year:	<b>2015</b>	Property Tax:	<b>\$3,322.08</b>
Land Value:	<b>\$201,950</b>	Improved %:	<b>30%</b>	Tax Area:	<b>401</b>
Improvement Value:	<b>\$86,550</b>	Tax Year:	<b>2014</b>	Tax Exemption:	<b>HOMEOWNER</b>
Total Taxable Value:	<b>\$281,500</b>				

**Foreclosure Activity Report**

For Property Located At



CoreLogic

RealQuest Professional

**2540 HAUSER BLVD, LOS ANGELES, CA 90016-2518****Most Recent Foreclosure Transaction:**

Foreclosure Doc Type:	NOTICE OF TRUSTEE'S SALE	Foreclosure Stage:	AUCTION
Recording Date:	07/08/2015	Filing Date:	07/01/2015
Foreclosure Doc #:	817377	Recording Book/Page:	/

Borrower 1: MENDOZA EFRAIN P  
 Borrower 2:  
 Borrower 3:  
 Borrower 4:

Trustee Name:	WESTERN PROGRESSIVE TRUSTEE LL	Trustee Phone #:	(866) 960-8299
Trustee Address:	1000 ABERNATHY RD #400	Trustee Sale Order #:	2014-08321
City:	ATLANTA	Trustee Sale Order Ext:	CA
State:	GA		
Zip:	30328		

Auction Date:	08/10/2015	Judgement Amount:	\$453,748
Auction Time:	11:00		
Auction Address:	400 CIVIC CENTER PLZ		
City:	POMONA		

**Default Mortgage Information:**

Mtg Amt/Type:	\$420,000 / CONV	Default Amt:	
Mtg Recording Date:	03/27/2007	Default Date:	
Mtg Doc #:	703101		
Mtg Book/Page:			
Lender:	NO LENDER ON DOCUMENT	1 <sup>st</sup> Missed Pymt Date:	
Lender Address:			
City:		Lender Phone #:	
State:		Vesting Codes:	MM / SE
Zip:		Title Company:	

**Location Information:**

Legal Description:	TRACT NO 5565 LOT 51		
County:	LOS ANGELES, CA	APN:	5043-001-027
Subdivision:	5565	Map Reference:	42-F5 /
Legal Lot:	51	Township-Range-Sect:	
Legal Block:		Munic/Township:	

**Last Market Sale Information:**

Sale Date:	11/24/2004	1 <sup>st</sup> Mtg Amount/Type:	\$263,200 / CONV
Recording Date:	12/16/2004	1 <sup>st</sup> Mtg Int. Rate/Type:	5.80 / ADJ
Sale Price:	\$329,000	2 <sup>nd</sup> Mtg Amount/Type:	\$65,800 / CONV
Sale Type:	FULL	2 <sup>nd</sup> Mtg Int. Rate/Type:	/ ADJ
Deed Type:	GRANT DEED	Seller:	JACKSON RYAN
Deed Doc #:	3251218		

**Owner Information:**

Owner Name:	MENDOZA EFRAIN P		
Mailing Address:	2540 HAUSER BLVD		
City:	LOS ANGELES		
State:	CA	Carrier Route:	C046
Zip:	90016-2518		

**Owner Transfer Information:**

Sale Date:		Deed Type:	
Recording Date:		Deed Doc #:	
Sale Price:		Vesting Codes:	MM / SE

**Property Characteristics:**

Living Area: **1,076**  
 Total Rooms: **5**  
 Bedrooms: **2**  
 Bath (F/H): **1 /**  
 Year Built / Eff: **1926 / 1926**  
 Fireplace: **1**  
 # of Stories: **1.00**  
 Quality:

Parking Type: **PARKING AVAIL**  
 Garage Area:  
 Garage Capacity: **1**  
 Parking Spaces: **1**  
 Pool:  
 Pool Area:  
 Style: **SPANISH**

**Site Information:**

Land Use: **SFR**  
 Zoning: **LARD1.5**  
 Site Influence:

Acres: **0.10**  
 Lot Area: **4,321**  
 Res/Comm Units: **/**

**Tax Information:**

Assessed Value: **\$288,500**  
 Land Value: **\$201,950**  
 Improvement Value: **\$86,550**  
 Total Taxable Value: **\$281,500**

Property Tax: **\$3,322.08**  
 Tax Area: **401**  
 Tax Exemption: **HOMEOWNER**  
 Improvement %: **30%**

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**2540 HAUSER BLVD, LOS ANGELES, CA 90016-2518****17 Comparable(s) Selected.**

Report Date: 10/07/2015

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$329,000	\$105,000	\$1,005,000	\$499,941
Bldg/Living Area	1,076	922	1,204	1,088
Price/Sqft	\$305.76	\$89.06	\$834.72	\$461.04
Year Built	1926	1916	1946	1927
Lot Area	4,321	3,113	6,499	5,055
Bedrooms	2	1	4	2
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$288,500	\$68,636	\$433,490	\$270,780
Distance From Subject	0.00	0.13	0.49	0.34

\* = user supplied for search only

Comp #:1		Distance From Subject:0.13 (miles)	
Address: 2617 S BURNSIDE AVE, LOS ANGELES, CA 90016-2607			
Owner Name: NOVACK DONALD/FISCHBEIN JESSICA			
Seller Name: REAL ESTATERS LLC			
APN: 5043-008-035	Map Reference: 42-F5 /	Living Area: 1,149	
County: LOS ANGELES, CA	Census Tract: 2199.01	Total Rooms: 5	
Subdivision: 6606	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 06/18/2015	Prior Rec Date: 01/16/2015	Bath(F/H): 1 /	
Sale Date: 06/03/2015	Prior Sale Date: 12/12/2014	Yr Built/Eff: 1926 / 1926	
Sale Price: \$415,000	Prior Sale Price: \$307,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 721715	Acres: 0.12	Fireplace: /	
1st Mtg Amt:	Lot Area: 5,153	Pool:	
Total Value: \$251,727	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:2		Distance From Subject:0.15 (miles)	
Address: 2549 S MARVIN AVE, LOS ANGELES, CA 90016-2521			
Owner Name: ALEXANDER ROBERT			
Seller Name: LAMANTEA PATRICIA M			
APN: 5048-002-038	Map Reference: 42-F5 /	Living Area: 987	
County: LOS ANGELES, CA	Census Tract: 2199.02	Total Rooms: 6	
Subdivision: 5565	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 08/20/2015	Prior Rec Date: 10/02/2013	Bath(F/H): 1 /	
Sale Date: 07/16/2015	Prior Sale Date: 08/30/2013	Yr Built/Eff: 1925 / 1929	
Sale Price: \$469,000	Prior Sale Price: \$425,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1027573	Acres: 0.07	Fireplace: /	
1st Mtg Amt: \$424,297	Lot Area: 3,113	Pool:	
Total Value: \$433,490	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:3		Distance From Subject:0.23 (miles)	
Address: 2227 HAUSER BLVD, LOS ANGELES, CA 90016-2015			
Owner Name: CALI RL INVESTMENT LLC			
Seller Name: EC INVESTMENT GROUP LLC			
APN: 5063-007-075	Map Reference: 42-F4 /	Living Area: 1,204	
County: LOS ANGELES, CA	Census Tract: 2184.00	Total Rooms: 6	
Subdivision: 4796	Zoning: LARD1.5	Bedrooms: 2	
Rec Date: 09/28/2015	Prior Rec Date: 09/03/2014	Bath(F/H): 2 /	
Sale Date: 09/21/2015	Prior Sale Date: 08/22/2014	Yr Built/Eff: 1925 / 1929	
Sale Price: \$1,005,000	Prior Sale Price: \$400,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1195924	Acres: 0.14	Fireplace: /	
1st Mtg Amt:	Lot Area: 6,078	Pool:	
Total Value: \$400,000	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:4		Distance From Subject:0.29 (miles)	
Address: 5620 GEER ST, LOS ANGELES, CA 90016-3220			
Owner Name: TIFFERT MICHAEL			
Seller Name: FEDERAL NATL MTG ASSN FNMA			
APN: 5048-025-014	Map Reference: 42-F5 /	Living Area: 960	
County: LOS ANGELES, CA	Census Tract: 2199.02	Total Rooms: 7	
Subdivision: DU RAY PLACE	Zoning: LARD2	Bedrooms: 4	
Rec Date: 06/19/2015	Prior Rec Date: 09/27/2005	Bath(F/H): 1 /	
Sale Date: 06/18/2015	Prior Sale Date: 09/20/2005	Yr Built/Eff: 1922 / 1930	
Sale Price: \$390,000	Prior Sale Price: \$380,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 736086	Acres: 0.11	Fireplace: /	
1st Mtg Amt: \$312,000	Lot Area: 4,913	Pool:	
Total Value: \$280,000	# of Stories: 1.00	Roof Mat: ROLL COMPOSITION	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:	5	Distance From Subject:0.31 (miles)	
Address:	5438 SMILEY DR, LOS ANGELES, CA 90016-3310		
Owner Name:	HOANG LONG P/DINH PHUONG L T		
Seller Name:	NOLAN GARY P		
APN:	5043-019-006	Map Reference:	42-F5 /
County:	LOS ANGELES, CA	Census Tract:	2199.01
Subdivision:	DU RAY PLACE	Zoning:	LARD1.5
Rec Date:	03/18/2015	Prior Rec Date:	03/01/1982
Sale Date:	03/12/2015	Prior Sale Date:	
Sale Price:	\$570,000	Prior Sale Price:	\$38,000
Sale Type:	FULL	Prior Sale Type:	
Document #:	290390	Acres:	0.11
1st Mtg Amt:	\$417,000	Lot Area:	4,800
Total Value:	\$154,336	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,110
		Total Rooms:	4
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1916 / 1930
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	6	Distance From Subject:0.31 (miles)	
Address:	2746 S COCHRAN AVE, LOS ANGELES, CA 90016-3320		
Owner Name:	BASSIN SARAH J		
Seller Name:	GREEN APPLE PROPERTIES I LLC		
APN:	5043-013-004	Map Reference:	42-F5 /
County:	LOS ANGELES, CA	Census Tract:	2199.01
Subdivision:	1446	Zoning:	LARD1.5
Rec Date:	05/11/2015	Prior Rec Date:	07/06/2000
Sale Date:	05/05/2015	Prior Sale Date:	
Sale Price:	\$485,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	541433	Acres:	0.11
1st Mtg Amt:	\$470,450	Lot Area:	4,792
Total Value:	\$292,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,040
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1929 / 1929
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

Comp #:	7	Distance From Subject:0.31 (miles)	
Address:	2531 THURMAN AVE, LOS ANGELES, CA 90016-2423		
Owner Name:	HENNINGER ADAM & ASHLEE		
Seller Name:	BARRAZA L E FAMILY TRUST		
APN:	5048-005-032	Map Reference:	42-E5 /
County:	LOS ANGELES, CA	Census Tract:	2199.02
Subdivision:	6377	Zoning:	LARD1.5
Rec Date:	04/27/2015	Prior Rec Date:	09/23/2004
Sale Date:	04/21/2015	Prior Sale Date:	09/20/2004
Sale Price:	\$547,000	Prior Sale Price:	\$300,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	472412	Acres:	0.12
1st Mtg Amt:	\$492,300	Lot Area:	5,308
Total Value:	\$315,766	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,186
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1946 / 1946
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	PARKING AVAIL

Comp #:	8	Distance From Subject:0.32 (miles)	
Address:	5339 SMILEY DR, LOS ANGELES, CA 90016-3307		
Owner Name:	EVERGREEN INVESTMENT PROPERTIE		
Seller Name:	CARDELLA VINCENT S		
APN:	5043-017-023	Map Reference:	42-F5 /
County:	LOS ANGELES, CA	Census Tract:	2199.01
Subdivision:	DU RAY PLACE	Zoning:	LARD1.5
Rec Date:	06/12/2015	Prior Rec Date:	05/30/2001
Sale Date:	04/30/2015	Prior Sale Date:	03/14/2001
Sale Price:	\$380,000	Prior Sale Price:	\$130,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	699376	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,812
Total Value:	\$162,980	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 1
		Living Area:	1,076
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1922 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:	<b>9</b>			Distance From Subject:	<b>0.33 (miles)</b>
Address:	<b>2351 S COCHRAN AVE, LOS ANGELES, CA 90016-2124</b>				
Owner Name:	<b>HOCK MICHELE D TRUST</b>				
Seller Name:	<b>SIMPLY DIVINE INC</b>				
APN:	<b>5063-011-031</b>	Map Reference:	<b>42-F4 /</b>	Living Area:	<b>1,052</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2184.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>1566</b>	Zoning:	<b>LARD2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/27/2015</b>	Prior Rec Date:	<b>03/28/2014</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>08/25/2015</b>	Prior Sale Date:	<b>03/06/2014</b>	Yr Built/Eff:	<b>1927 / 1929</b>
Sale Price:	<b>\$700,000</b>	Prior Sale Price:	<b>\$364,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1055389</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>4,800</b>	Pool:	
Total Value:	<b>\$371,272</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>10</b>			Distance From Subject:	<b>0.34 (miles)</b>
Address:	<b>5537 BLACKWELDER ST, LOS ANGELES, CA 90016-3209</b>				
Owner Name:	<b>MCGINN CHRISTOPHER R &amp; JESSICA F</b>				
Seller Name:	<b>BENNETT B O LIVING TRUST</b>				
APN:	<b>5048-023-020</b>	Map Reference:	<b>42-F5 /</b>	Living Area:	<b>922</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2199.02</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>DU RAY PLACE</b>	Zoning:	<b>LARD2</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>08/13/2015</b>	Prior Rec Date:	<b>12/22/2000</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/23/2015</b>	Prior Sale Date:	<b>10/26/2000</b>	Yr Built/Eff:	<b>1930 / 1930</b>
Sale Price:	<b>\$435,000</b>	Prior Sale Price:	<b>\$137,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>991400</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$348,000</b>	Lot Area:	<b>4,799</b>	Pool:	
Total Value:	<b>\$135,349</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>DETACHED GARAGE</b>

Comp #:	<b>11</b>			Distance From Subject:	<b>0.37 (miles)</b>
Address:	<b>2680 S REDONDO BLVD, LOS ANGELES, CA 90016-2714</b>				
Owner Name:	<b>KRE ADVISORS LLC</b>				
Seller Name:	<b>NISHITANI HIDEYO</b>				
APN:	<b>5049-020-002</b>	Map Reference:	<b>42-F5 /</b>	Living Area:	<b>1,079</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2198.00</b>	Total Rooms:	<b>5</b>
Subdivision:	<b>1446</b>	Zoning:	<b>LARD1.5</b>	Bedrooms:	<b>2</b>
Rec Date:	<b>04/23/2015</b>	Prior Rec Date:	<b>03/02/1984</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>04/06/2015</b>	Prior Sale Date:		Yr Built/Eff:	<b>1926 / 1926</b>
Sale Price:	<b>\$340,000</b>	Prior Sale Price:		Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:		Style:	<b>SPANISH</b>
Document #:	<b>453455</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:		Lot Area:	<b>4,808</b>	Pool:	
Total Value:	<b>\$68,636</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 2</b>	Parking:	<b>PARKING AVAIL</b>

Comp #:	<b>12</b>			Distance From Subject:	<b>0.42 (miles)</b>
Address:	<b>5627 HOMESIDE AVE, LOS ANGELES, CA 90016-3225</b>				
Owner Name:	<b>GOULD RUSSELL R/WJ CATHERINE W</b>				
Seller Name:	<b>WHOLESALE INVESTMENTS INC</b>				
APN:	<b>5048-021-022</b>	Map Reference:	<b>42-E5 /</b>	Living Area:	<b>997</b>
County:	<b>LOS ANGELES, CA</b>	Census Tract:	<b>2199.02</b>	Total Rooms:	<b>4</b>
Subdivision:	<b>DU RAY PLACE</b>	Zoning:	<b>LARD1.5</b>	Bedrooms:	<b>1</b>
Rec Date:	<b>08/14/2015</b>	Prior Rec Date:	<b>03/16/2015</b>	Bath(F/H):	<b>1 /</b>
Sale Date:	<b>07/27/2015</b>	Prior Sale Date:	<b>03/06/2015</b>	Yr Built/Eff:	<b>1928 / 1930</b>
Sale Price:	<b>\$439,000</b>	Prior Sale Price:	<b>\$345,000</b>	Air Cond:	
Sale Type:	<b>FULL</b>	Prior Sale Type:	<b>FULL</b>	Style:	<b>CONVENTIONAL</b>
Document #:	<b>1002066</b>	Acres:	<b>0.11</b>	Fireplace:	<b>/</b>
1st Mtg Amt:	<b>\$351,200</b>	Lot Area:	<b>4,800</b>	Pool:	
Total Value:	<b>\$290,000</b>	# of Stories:	<b>1.00</b>	Roof Mat:	<b>ROLL COMPOSITION</b>
Land Use:	<b>SFR</b>	Park Area/Cap#:	<b>/ 1</b>	Parking:	<b>PARKING AVAIL</b>

<b>Comp #:</b> 13			Distance From Subject: 0.43 (miles)		
<b>Address:</b> 2240 S COCHRAN AVE, LOS ANGELES, CA 90016-1218					
<b>Owner Name:</b> MCCONNELL CHRISTOPHER M/WANG MIN J					
<b>Seller Name:</b> LAPENNA SARAH					
<b>APN:</b> 5063-009-018	<b>Map Reference:</b> 43-A4 /	<b>Living Area:</b> 1,177			
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2184.00	<b>Total Rooms:</b> 5			
<b>Subdivision:</b> 1566	<b>Zoning:</b> LARD2	<b>Bedrooms:</b> 2			
<b>Rec Date:</b> 08/05/2015	<b>Prior Rec Date:</b> 12/07/2009	<b>Bath(F/H):</b> 1 /			
<b>Sale Date:</b> 07/20/2015	<b>Prior Sale Date:</b> 11/09/2009	<b>Yr Built/Eff:</b> 1938 / 1938			
<b>Sale Price:</b> \$555,000	<b>Prior Sale Price:</b> \$322,000	<b>Air Cond:</b>			
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL			
<b>Document #:</b> 956698	<b>Acres:</b> 0.11	<b>Fireplace:</b> Y / 1			
<b>1st Mtg Amt:</b> \$499,500	<b>Lot Area:</b> 4,829	<b>Pool:</b>			
<b>Total Value:</b> \$345,831	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> WOOD SHAKE			
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL			
<hr/>					
<b>Comp #:</b> 14			Distance From Subject: 0.45 (miles)		
<b>Address:</b> 2203 S COCHRAN AVE, LOS ANGELES, CA 90016-1217					
<b>Owner Name:</b> JOHNSTON SAM					
<b>Seller Name:</b> BAHAMA YELLOW LLC					
<b>APN:</b> 5063-010-032	<b>Map Reference:</b> 43-A4 /	<b>Living Area:</b> 1,192			
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2184.00	<b>Total Rooms:</b> 7			
<b>Subdivision:</b> 1566	<b>Zoning:</b> LARD2	<b>Bedrooms:</b> 3			
<b>Rec Date:</b> 07/29/2015	<b>Prior Rec Date:</b> 11/25/2014	<b>Bath(F/H):</b> 1 /			
<b>Sale Date:</b> 07/16/2015	<b>Prior Sale Date:</b> 11/18/2014	<b>Yr Built/Eff:</b> 1925 / 1926			
<b>Sale Price:</b> \$649,000	<b>Prior Sale Price:</b> \$420,000	<b>Air Cond:</b>			
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL			
<b>Document #:</b> 921656	<b>Acres:</b> 0.12	<b>Fireplace:</b> Y / 1			
<b>1st Mtg Amt:</b> \$519,200	<b>Lot Area:</b> 5,013	<b>Pool:</b>			
<b>Total Value:</b> \$420,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> ROLL COMPOSITION			
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL			
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<b>Comp #:</b> 15			Distance From Subject: 0.46 (miles)		
<b>Address:</b> 2019 CLYDE AVE, LOS ANGELES, CA 90016-1012					
<b>Owner Name:</b> FOGT DARWIN & MARTINA					
<b>Seller Name:</b> SISSO YAIR					
<b>APN:</b> 5064-022-001	<b>Map Reference:</b> 42-F4 /	<b>Living Area:</b> 1,004			
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2703.00	<b>Total Rooms:</b> 5			
<b>Subdivision:</b> 6460	<b>Zoning:</b> LARD1.5	<b>Bedrooms:</b> 2			
<b>Rec Date:</b> 07/27/2015	<b>Prior Rec Date:</b> 12/05/2014	<b>Bath(F/H):</b> 1 /			
<b>Sale Date:</b> 06/29/2015	<b>Prior Sale Date:</b> 11/25/2014	<b>Yr Built/Eff:</b> 1937 / 1937			
<b>Sale Price:</b> \$735,000	<b>Prior Sale Price:</b> \$375,000	<b>Air Cond:</b>			
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL			
<b>Document #:</b> 909588	<b>Acres:</b> 0.14	<b>Fireplace:</b> /			
<b>1st Mtg Amt:</b> \$548,000	<b>Lot Area:</b> 6,124	<b>Pool:</b>			
<b>Total Value:</b> \$375,000	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> COMPOSITION SHINGLE			
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 1	<b>Parking:</b> PARKING AVAIL			
<hr/>					
<b>Comp #:</b> 16			Distance From Subject: 0.47 (miles)		
<b>Address:</b> 2138 S DUNSMUIR AVE, LOS ANGELES, CA 90016-1224					
<b>Owner Name:</b> WHITE KEVIN & NELIDA					
<b>Seller Name:</b> HORNE DONNA M					
<b>APN:</b> 5063-010-010	<b>Map Reference:</b> 42-F4 /	<b>Living Area:</b> 1,185			
<b>County:</b> LOS ANGELES, CA	<b>Census Tract:</b> 2184.00	<b>Total Rooms:</b> 5			
<b>Subdivision:</b> 5531	<b>Zoning:</b> LARD2	<b>Bedrooms:</b> 2			
<b>Rec Date:</b> 09/18/2015	<b>Prior Rec Date:</b> 12/01/1983	<b>Bath(F/H):</b> 1 /			
<b>Sale Date:</b> 09/01/2015	<b>Prior Sale Date:</b>	<b>Yr Built/Eff:</b> 1926 / 1926			
<b>Sale Price:</b> \$280,000	<b>Prior Sale Price:</b> \$80,000	<b>Air Cond:</b>			
<b>Sale Type:</b> FULL	<b>Prior Sale Type:</b> FULL	<b>Style:</b> CONVENTIONAL			
<b>Document #:</b> 1161169	<b>Acres:</b> 0.15	<b>Fireplace:</b> Y / 1			
<b>1st Mtg Amt:</b> \$200,000	<b>Lot Area:</b> 6,499	<b>Pool:</b>			
<b>Total Value:</b> \$136,332	<b># of Stories:</b> 1.00	<b>Roof Mat:</b> ROLL COMPOSITION			
<b>Land Use:</b> SFR	<b>Park Area/Cap#:</b> / 2	<b>Parking:</b> PARKING AVAIL			

Comp #:17	2223 S CLOVERDALE AVE, LOS ANGELES, CA 90016-1213		Distance From Subject:0.49 (miles)
Address:	2223 S CLOVERDALE AVE, LOS ANGELES, CA 90016-1213		
Owner Name:	PALMER CELESTINE W		
Seller Name:	SINGH ANITA & RAJINDAR		
APN:	5063-009-072	Map Reference:	/
County:	LOS ANGELES, CA	Census Tract:	2184.00
Subdivision:	1566	Zoning:	LARD2
Rec Date:	06/19/2015	Prior Rec Date:	
Sale Date:	01/16/2015	Prior Sale Date:	
Sale Price:	\$105,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	736247	Acres:	0.12
1st Mtg Amt:		Lot Area:	5,291
Total Value:	\$170,536	# of Stories:	
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	1,179
		Total Rooms:	
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1924 / 1924
		Air Cond:	
		Style:	
		Fireplace:	/
		Pool:	
		Roof Mat:	
		Parking:	

# EXHIBIT D

ASSIGNED INSPECTOR: LEO MILBAUER  
JOB ADDRESS: 2540 SOUTH HAUSER BLVD., LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5043-001-027

Date: October 8, 2015

CASE#: 368114  
ORDER NO: A-2476756

EFFECTIVE DATE OF ORDER TO COMPLY: March 18, 2010  
COMPLIANCE EXPECTED DATE: April 2, 2010  
DATE COMPLIANCE OBTAINED: May 10, 2010

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2476756



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.

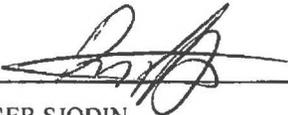
**PENALTY WARNING:**

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.

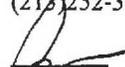
**APPEAL PROCEDURES:**

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 err or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (213)252-3958. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector:  Date: February 25, 2010

ROGER SJODIN  
3550 WILSHIRE BLVD. SUITE 1800  
LOS ANGELES, CA 90010  
(213)252-3958

  
REVIEWED BY