

BOARD OF  
BUILDING AND SAFETY  
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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

May 05, 2016

Council District: #15

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

JOB ADDRESS: **1562 EAST 106TH STREET, LOS ANGELES, CA**  
**(AKA: 1564 EAST 106TH STREET, LOS ANGELES, CA)**  
ASSESSORS PARCEL NO. (APN): **6065-015-008**

On April 20, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1562 East 106th Street, (aka: 1564 East 106th Street), 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	\$ 1,100.00
Late Charge/Collection fee (250%)	2,750.00
Accumulated Interest (1%/month)	903.72
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 4,795.72</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 **\$4,795.72** 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 **\$4,795.72** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

  
Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: HOLLY WOLCOTT, CITY CLERK

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



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

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**Property Title Report**

**Work Order No. T12991**  
**Dated as of: 01/27/2016**

**Prepared for: City of Los Angeles**

**SCHEDULE A**

(Reported Property Information)

**APN #: 6065-015-008**

**Property Address: 1562 E 106TH ST**

**City: Los Angeles**

**County: Los Angeles**

**VESTING INFORMATION**

**Type of Document: INTERSPOUSAL GRANT DEED**

**Grantee : MARIA E MONTOYA**

**Grantor : JUAN ARIAS**

**Deed Date : 08/16/2006**

**Recorded : 08/30/2006**

**Instr No. : 06-1934723**

**MAILING ADDRESS: MARIA E MONTOYA**  
**1564 E 106TH ST LOS ANGELES CA 90002**

**SCHEDULE B**

**LEGAL DESCRIPTION**

**Lot: 108,109 Abbreviated Description: LOT:108,109 CITY:REGION/CLUSTER: 14/14411**  
**SUBD:DELLER TRACT RANCHO TAZAUTA DILLER TRACT LOTS 108 AND LOT 109**  
**IMP1=DUP, 1 UNIT,528SF,YB:1939,02BD/01BA;IMP2=DUP, 1**  
**UNIT,888SF,YB:1937,02BD/01BA.City/Muni/Twp: REGION/CLUSTER: 14/14411**

**MORTGAGES/LIENS**

**Type of Document: ASSIGNMENT OF DEED OF TRUST**

**Recording Date: 01/16/2009**

**Document #: 09-0066036**

**Loan Amount: \$280,000**

**Lender Name: BNC MORTGAGE INC**

**Borrowers Name: MARIA E MONTOYA**

**MAILING ADDRESS: NDEX WEST LLC**  
**15000 SURVEYOR BLVD STE 500 ADDISON, TX 75001**

**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. T12991**

**SCHEDULE B (Continued)**

**Type of Document:** Notice Of Sale (Aka Notice Of Trustee's Sale)  
**Recording Date:** 06/08/2015      **Document #:** 15-0669884

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP  
2141 5TH AVE, SAN DIEGO, CA 92101

**Type of Document:** Notice Of Default  
**Recording Date:** 07/31/2013      **Document #:** 13-1127209

**MAILING ADDRESS:** QUALITY LOAN SERVICE CORP  
2141 5TH AVE, SAN DIEGO, CA 92101

SOUTHLAND TITLE

SOUTHLAND TITLE  
Escrow No.: 20060546  
Title Order No.: 16072426

2

WHEN RECORDED MAIL TO:

MARIA E. MONTOYA  
1564 East 106th Street  
Los Angeles, CA 90002

06 1934723

16072426

Space above this line for recorder's use

DOCUMENT TRANSFER TAX IS:

\_\_\_ computed on the full value of the interest of property conveyed, or

\_\_\_ computed on the full value less the value of liens or encumbrances remaining thereon at the time of sale.

apn: 6065-015-008

X OR transfer is EXEMPT from tax for the following reason:  
"This conveyance establishes sole and separate property of a spouse, R & T 11911."

6065-015-008

INTERSPOUSAL GRANT DEED

(Excluded from reappraisal under California Constitution Article 13A \* 1 et seq.)

This is an interspousal transfer and not a change in ownership under \*63 of the Revenue and Taxation Code.

On August 16, 2006, FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, JUAN ARIAS, spouse of grantee

hereby GRANT(S) to MARIA E. MONTOYA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY.

the real property in the City of LOS ANGELES, County of Los Angeles, State of CA, described as:

Lot(s) 108 and 109 of Deller Tract, (Rancho Tazauta), in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 5 Page(s) 108 of Maps, in the office of the County Recorder of said County.

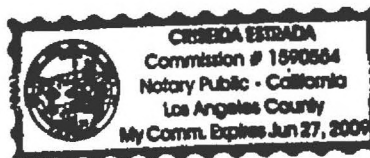
STATE OF CALIFORNIA  
COUNTY OF Los Angeles

Juan A Arias  
JUAN ARIAS

ON August 16, 2006 before me, the undersigned Notary Public, Criselda Estrada "Notary Public" personally appeared Juan Arias

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 by hand and official seal.



88/30/06



Recording requested by:  
LandAmerica United Title Company- CA

When Recorded Mail To  
NDEx West, L.L.C.  
15000 Surveyor Boulevard, Suite 500  
Addison, Texas 75001-9013



ASSG20080134013365

Space above this line for Recorder's use only

Trustee Sale No. : 20080134013365 Title Order No.. 20863053

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-BC4 all beneficial interest under that certain Deed of Trust dated 08/22/2006, executed by MARIA E. MONTOYA, as Trustor to T.D. SERVICE COMPANY, Trustee, and Recorded on 08/30/2006 as Instrument No. 06 1934724 of Official Records in the County Recorder's office of LOS ANGELES County, California. Describing land therein: AS DESCRIBED IN DEED OF TRUST MENTIONED ABOVE.

Together with the note or notes therein described or referred to, the money due and to become due thereon with interest, and all rights accrued or to accrue under said Deed of Trust.

Dated

JAN 07 2009

MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC. AS NOMINEE FOR BNC  
MORTGAGE, INC.

Stephen C. Porter, Assistant Secretary

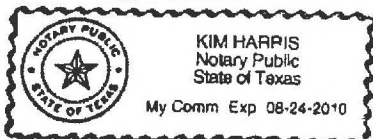
State of Texas)  
County of Dallas)

Before me Kim Harris, the undersigned Notary Public, on this day personally appeared Stephen C. Porter, who is the Assistant Secretary of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR BNC MORTGAGE, INC. a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

JAN 07 2009

Given under my hand and seal of office this \_\_\_\_ day of \_\_\_\_\_, 2009.

My Commission Expires:  
APR 24 2010



CAASGNDOT rpt - (01/25/08) / Ver-12

Kim Harris  
Notary Public Signature

Kim Harris  
Printed Name of Notary Public

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Recording requested by:  
Quality Loan Service Corp

When recorded mail to:  
Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101



TS No.: CA-13-565532-JB  
Order No.: 130135519-CA-API  
APN No.: 6065-015-008

Space above this line for Recorder's use

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

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE  
COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code § 2923.3)

注: 本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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

**IF YOUR PROPERTY IS IN FORECLOSURE BECAUSE YOU ARE BEHIND IN YOUR PAYMENTS, IT MAY BE SOLD WITHOUT ANY COURT ACTION**, and you may have the legal right to bring your account in good standing by paying all of your past due payments plus permitted costs and expenses within the time permitted by law for reinstatement of your account, which is normally five business days prior to the date set for the sale of your property. No sale date may be set until approximately 90 days from the date this Notice of Default may be recorded (which date of recordation appears on this notice). This amount is **\$10,485.74** as of **7/29/2013** and will increase until your account becomes current.

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

Upon your written request, the beneficiary or mortgagee will give you a written itemization of the entire amount you must pay. You may not have to pay the entire unpaid portion of your account, even though full payment was demanded, but you must pay all amounts in default at the time payment is made. However, you and your beneficiary or mortgagee may mutually agree in

writing prior to the time the notice of sale is posted (which may not be earlier than three-months after this Notice of Default is recorded) to, among other things, (1) provide additional time in which to cure the default by transfer of the property or otherwise; or (2) establish a schedule of payments in order to cure your default; or both (1) and (2).

Following the expiration of the time period referred to in the first paragraph of this notice, unless the obligation being foreclosed upon or a separate written agreement between you and your creditor permits a longer period, you have only the legal right to stop the sale of your property by paying the entire amount demanded by your creditor.

To find out the amount you must pay, or arrange for payment to stop the foreclosure, or if your property is in foreclosure for any other reason, contact:

**U.S. Bank National Association, as trustee for Structured Asset Securities  
Corporation Mortgage Pass-Through Certificates, Series 2006-BC4  
C/O Quality Loan Service Corporation  
2141 5th Avenue  
San Diego, CA 92101  
619-645-7711**

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

Remember, **YOU MAY LOSE LEGAL RIGHTS IF YOU DO NOT TAKE PROMPT ACTION.**

NOTICE IS HEREBY GIVEN: That the undersigned is either the original trustee, the duly appointed substituted trustee, or acting as agent for the trustee or beneficiary under a Deed of Trust dated 8/22/2006, executed by MARIA E. MONTOYA, A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY, as Trustor, to secure certain obligations in favor of MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ("MERS") AS NOMINEE FOR BNC MORTGAGE, INC., as beneficiary, recorded 8/30/2006, as Instrument No. 06 1934724, of Official Records in the Office of the Recorder of LOS ANGELES County, California describing land therein: as more fully described in said Deed of Trust.

Said obligations including 1 NOTE(S) FOR THE ORIGINAL sum of \$280,000.00, that the beneficial interest under such Deed of Trust and the obligations secured thereby are presently held by the beneficiary; that a breach of, and default in, the obligations for which such Deed of Trust is security has occurred in that payment has not been made of:

**The installments of principal and interest which became due on 1/1/2013, and all subsequent installments of principal and interest through the date of this Notice, plus amounts that are due for late charges, delinquent property taxes, insurance premiums, advances made on senior liens, taxes and/or insurance, trustee's fees, and any attorney fees and court costs arising from or associated with the beneficiaries efforts to protect and preserve its security, all of which must be paid as a condition of reinstatement, including all sums that shall accrue through reinstatement or pay-off. Nothing in this notice shall be construed as a waiver of any fees owing to the Beneficiary under the Deed of Trust pursuant to the terms of the loan documents.**

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

Pursuant to the attached Declaration, the mortgage servicer declares that it has contacted the borrower, tried with due diligence to contact the borrower as required by California Civil Code § 2923.55 or § 2923.5, or is otherwise exempt from the requirements of § 2923.55 and § 2923.5.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit reporting agency if you fail to fulfill the terms of your credit obligations.

**THIS OFFICE IS ATTEMPTING TO COLLECT A DEBT AND ANY  
INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.**

Dated: 7/29/13

Quality Loan Service Corp., Trustee

*C. McMullen*

By: Caitlan McMullen, Assistant Secretary

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## DECLARATION OF COMPLIANCE

*(California Civil Code Section 2923.55(c))*

Wells Fargo Bank, N.A.  
3476 Stateview Blvd.  
Fort Mill, SC 29715

Borrower(s): MARIA E MONTOYA

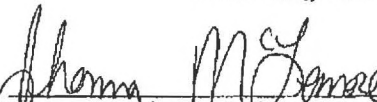
Property Address: 1564 E 106TH ST  
LOS ANGELES CA 90002

The undersigned, as an authorized agent or employee of the mortgage servicer named below, declares that:

1. ☒ The mortgage servicer has contacted the borrower pursuant to California Civil Code §2923.55(b)(2) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since the initial contact was made.
2. ☐ The mortgage servicer has exercised due diligence to contact the borrower pursuant to California Civil Code §2923.55(f) to "assess the borrower's financial situation and explore options for the borrower to avoid foreclosure". Thirty (30) days, or more, have passed since these due diligence efforts were satisfied.
3. ☐ No contact was required by the mortgage servicer because the individual(s) identified above did not meet the definition of "borrower" pursuant to subdivision (c) of California Civil Code §2920.5.
4. ☐ The requirements of California Civil Code §2923.55 do not apply because the loan is not secured by a first lien mortgage or deed of trust on "owner-occupied" residential real property as defined by California Civil Code §2924.15(a).

I certify that this declaration is accurate, complete and supported by competent and reliable evidence which the mortgage servicer has reviewed to substantiate the borrower's default and the right to foreclose, including the borrower's loan status and loan information.

Wells Fargo Bank, N.A.

By:   
Name: Jhonna McLemore  
Title: VP of Loan Documentation  
Date: 03/12/2013

Recording requested by:  
Quality Loan Service Corp.

When recorded mail to:  
Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101

TS No. CA-13-565532-JB  
Order No.: 130135519-CA-API

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### NOTICE OF TRUSTEE'S SALE

NOTE: THERE IS A SUMMARY OF THE INFORMATION IN THIS DOCUMENT ATTACHED TO THE COPY PROVIDED TO THE MORTGAGOR OR TRUSTOR (Pursuant to Cal. Civ. Code 2923.3)

注：本文件包含一个信息摘要

참고사항: 본 첨부 문서에 정보 요약서가 있습니다

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LƯU Ý: KÈM THEO ĐÂY LÀ BẢN TRÌNH BÀY TÓM LƯỢC VỀ THÔNG TIN TRONG TÀI LIỆU NÀY

**YOU ARE IN DEFAULT UNDER A DEED OF TRUST DATED 8/22/2006. UNLESS YOU TAKE ACTION TO PROTECT YOUR PROPERTY, IT MAY BE SOLD AT A PUBLIC SALE. IF YOU NEED AN EXPLANATION OF THE NATURE OF THE PROCEEDING AGAINST YOU, YOU SHOULD CONTACT A LAWYER.**

A public auction sale to the highest bidder for cash, cashier's check drawn on a state or national bank, check drawn by state or federal credit union, or a check drawn by a state or federal savings and loan association, or savings association, or savings bank specified in Section 5102 to the Financial Code and authorized to do business in this state, will be held by duly appointed trustee. The sale will be made, but without covenant or warranty, expressed or implied, regarding title, possession, or encumbrances, to pay the remaining principal sum of the note(s) secured by the Deed of Trust, with interest and late charges thereon, as provided in the note(s), advances, under the terms of the Deed of Trust, interest thereon, fees, charges and expenses of the Trustee for the total amount (at the time of the initial publication of the Notice of Sale) reasonably estimated to be set forth below. The amount may be greater on the day of sale.

**BENEFICIARY MAY ELECT TO BID LESS THAN THE TOTAL AMOUNT DUE.**

Trustor(s): **MARIA E. MONTOYA , A MARRIED WOMAN AS HER SOLE AND SEPARATE PROPERTY**

Recorded: **8/30/2006** as Instrument No. **06 1934724** of Official Records in the office of the Recorder of **LOS ANGELES** County, California;

Date of Sale: **6/30/2015 at 10:00 AM**

Place of Sale: **Behind the fountain located in Civic Center Plaza, located at 400 Civic Center Plaza, Pomona CA 91766**

Amount of unpaid balance and other charges: **\$375,938.69**

The purported property address is: **1564 E 106TH ST, LOS ANGELES, CA 90002**

Assessor's Parcel No.: **6065-015-008**



TS No.: CA-13-565532-JB

**NOTICE TO POTENTIAL BIDDERS:** If you are considering bidding on this property lien, you should understand that there are risks involved in bidding at a trustee auction. You will be bidding on a lien, not on the property itself. Placing the highest bid at a trustee auction does not automatically entitle you to free and clear ownership of the property. You should also be aware that the lien being auctioned off may be a junior lien. If you are the highest bidder at the auction, you are or may be responsible for paying off all liens senior to the lien being auctioned off, before you can receive clear title to the property. You are encouraged to investigate the existence, priority, and size of outstanding liens that may exist on this property by contacting the county recorder's office or a title insurance company, either of which may charge you a fee for this information. If you consult either of these resources, you should be aware that the same lender may hold more than one mortgage or deed of trust on the property.

**NOTICE TO PROPERTY OWNER:** The sale date shown on this notice of sale may be postponed one or more times by the mortgagee, beneficiary, trustee, or a court, pursuant to Section 2924g of the California Civil Code. The law requires that information about trustee sale postponements be made available to you and to the public, as a courtesy to those not present at the sale. If you wish to learn whether your sale date has been postponed, and, if applicable, the rescheduled time and date for the sale of this property, you may call 916.939.0772 for information regarding the trustee's sale or visit this Internet Web site <http://www.qualityloan.com>, using the file number assigned to this foreclosure by the Trustee: CA-13-565532-JB. Information about postponements that are very short in duration or that occur close in time to the scheduled sale may not immediately be reflected in the telephone information or on the Internet Web site. The best way to verify postponement information is to attend the scheduled sale.

The undersigned Trustee disclaims any liability for any incorrectness of the property address or other common designation, if any, shown herein. If no street address or other common designation is shown, directions to the location of the property may be obtained by sending a written request to the beneficiary within 10 days of the date of first publication of this Notice of Sale.


If the Trustee is unable to convey title for any reason, the successful bidder's sole and exclusive remedy shall be the return of monies paid to the Trustee, and the successful bidder shall have no further recourse. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's Attorney.

If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. As required by law, you are hereby notified that a negative credit report reflecting on your credit record may be submitted to a credit report agency if you fail to fulfill the terms of your credit obligations.

QUALITY MAY BE CONSIDERED A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT AND ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.

Date: 06/03/2015

Quality Loan Service Corporation  
411 Ivy Street  
San Diego, CA 92101  
619-645-7711 For NON SALE information only  
Sale Line: 916.939.0772  
Or Login to: <http://www.qualityloan.com>  
Reinstatement Line: (866) 645-7711 Ext 5318

  
Quality Loan Service Corp. by: Daisy Rios, as Authorized Agent.

# EXHIBIT B

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

Date: May 5, 2016

JOB ADDRESS: **1562 EAST 106TH STREET, LOS ANGELES, CA**

(AKA: **1564 EAST 106TH STREET, LOS ANGELES, CA**)

ASSESSORS PARCEL NO. (APN): **6065-015-008**

Last Full Title: **01/27/2016**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). MARIA E MONTTOYA  
1564 E 106<sup>TH</sup> ST  
LOS ANGELES, CA. 90002  
CAPACITY: OWNER
- 2). NDEX WEST LLC  
15000 SURVEYOR BLVD STE 500  
ADDISON, TX 75001  
CAPACITY: INTERESTED PARTIES
- 3). QUALITY LOAN SERVICE CORP  
2141 5<sup>TH</sup> AVE  
SAN DIEGO, CA. 92101  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At :  
**1564 E 106TH ST, LOS ANGELES, CA 90002-3506**



CoreLogic

RealQuest Professional

## Owner Information

Owner Name: **MONTOYA MASRIA/ARIAS JUAN A**  
 Mailing Address: **1564 E 106TH ST, LOS ANGELES CA 90002-3506 C014**  
 Vesting Codes: **HW / / JT**

Bldg Card: 000 of 002 For Sale

## Location Information

Legal Description: **D1LLER TRACT LOTS 108 AND LOT 109**  
 County: **LOS ANGELES, CA** APN: **6065-015-008**  
 Census Tract / Block: **2420.00 / 3** Alternate APN:  
 Township-Range-Sect: Subdivision: **DILLER TR**  
 Legal Book/Page: Map Reference: **58-D4 /**  
 Legal Lot: **109** Tract #: **LOS ANGELES**  
 Legal Block: School District:  
 Market Area: **C37** School District Name:  
 Neighbor Code: Munic/Township:

## Owner Transfer Information

Recording/Sale Date: **01/27/2016 / 01/25/2016** Deed Type: **GRANT DEED**  
 Sale Price: 1st Mtg Document #:  
 Document #: **97723**

## Last Market Sale Information

Recording/Sale Date: **07/03/1995 /** 1st Mtg Amount/Type: **\$80,050 / CONV**  
 Sale Price: **\$80,500** 1st Mtg Int. Rate/Type: **/ FIXED**  
 Sale Type: **FULL** 1st Mtg Document #: **1066431**  
 Document #: **1066430** 2nd Mtg Amount/Type: **/**  
 Deed Type: **DEED (REG)** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: Price Per SqFt: **\$56.85**  
 New Construction: Multi/Split Sale:

Title Company: **FIRST AMERICAN TITLE INS**  
 Lender: **CO/NY**  
 Seller Name: **VETERANS ADMN**  
**VETERANS ADMN**

## Prior Sale Information

Prior Rec/Sale Date: **08/23/1994 /** Prior Lender:  
 Prior Sale Price: Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **DEED (REG)**

## Property Characteristics

Gross Area: <b>1,468</b>	Parking Type: <b>GARAGE</b>	Construction:
Living Area: <b>1,416</b>	Garage Area:	Heat Type: <b>HEATED</b>
Tot Adj Area:	Garage Capacity:	Exterior wall: <b>STUCCO</b>
Above Grade:	Parking Spaces: <b>2</b>	Porch Type:
Total Rooms: <b>9</b>	Basement Area:	Patio Type:
Bedrooms: <b>4</b>	Finish Bsmnt Area:	Pool:
Bath(F/H): <b>2 /</b>	Basement Type:	Air Cond:
Year Built / Eff: <b>1939 / 1957</b>	Roof Type:	Style:
Fireplace: <b>/</b>	Foundation:	Quality: <b>AVERAGE</b>
# of Stories: <b>1.00</b>	Roof Material: <b>COMPOSITION SHINGLE</b>	Condition: <b>AVERAGE</b>

## Other Improvements:

## Site Information

Zoning: <b>LAR2</b>	Acres: <b>0.15</b>	County Use: <b>DUPLEX (0200)</b>
Lot Area: <b>6,499</b>	Lot Width/Depth: <b>x</b>	State Use:
Land Use: <b>DUPLEX</b>	Res/Comm Units: <b>2 /</b>	Water Type:
Site Influence:		Sewer Type: <b>TYPE UNKNOWN</b>

## Tax Information

Total Value: <b>\$200,411</b>	Assessed Year: <b>2015</b>	Property Tax: <b>\$2,717.74</b>
Land Value: <b>\$89,839</b>	Improved %: <b>55%</b>	Tax Area: <b>460</b>
Improvement Value: <b>\$110,572</b>	Tax Year: <b>2015</b>	Tax Exemption: <b>HOMEOWNER</b>
Total Taxable Value: <b>\$193,411</b>		

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**1564 E 106TH ST, LOS ANGELES, CA 90002-3506****0 Comparable(s) found.** (Click on the address to view more property information)[▶ View Report](#)[▶ Configure Display Fields](#)[▶ Modify Comparable Search Criteria](#)**Summary Statistics For Selected Properties: 0**

Subject Property	Low	High	Average
No comparable selected			

\*= user supplied for search only

<input type="checkbox"/> # F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>									
	1564 E 106TH ST	\$80,500	1939	4	2	07/03/1995	1,416	6,499	0.0

**No Comps were found. Please modify search criteria.**

# EXHIBIT D

ASSIGNED INSPECTOR: **HECTOR RODRIGUEZ**

**Date: May 05, 2016**

JOB ADDRESS: **1562 EAST 106TH STREET, LOS ANGELES, CA**

**(AKA: 1564 EAST 106TH STREET, LOS ANGELES, CA)**

ASSESSORS PARCEL NO. (APN): **6065-015-008**

**CASE#: 493410**

**ORDER NO: A-3218940**

EFFECTIVE DATE OF ORDER TO COMPLY: **March 21, 2013**

COMPLIANCE EXPECTED DATE: **April 20, 2013**

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

.....

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

### **VIOLATIONS:**

SEE ATTACHED ORDER # A-3218940

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

HELENA JUBANY  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

E. FELICIA BRANNON  
VICTOR H. CUEVAS  
SEPAND SAMZADEH

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

ROBERT R. "Bud" OVROM  
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

MONTOYA, MARIA E  
1564 E 106TH ST  
LOS ANGELES, CA 90002

CASE #: 493410  
ORDER #: A-3218940  
EFFECTIVE DATE: March 21, 2013  
COMPLIANCE DATE: April 20, 2013

OWNER OF

SITE ADDRESS: 1562 E 106TH ST  
ASSESSORS PARCEL NO.: 6065-015-008  
ZONE: R2; Two Family Zone



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

FURTHER, THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WILL BE BILLED TO THE PROPERTY OWNER as it appears on the last equalized assessment roll. Section 98.0421 L.A.M.C

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

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

VIOLATION(S):

1. Storage of commercial vehicle(s) in the R2 zone.

You are therefore ordered to: Discontinue the storage of the commercial vehicle(s) which have a registered net weight in excess of 5,600 lbs.

Code Section(s) in Violation: 12.21A.1.(a), 12.09A and 12.03 of the L.A.M.C.

2. 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), 12.09A and 12.21A.8.(b) of the L.A.M.C.

2010602201478451



CODE ENFORCEMENT BUREAU

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



**NON-COMPLIANCE FEE WARNING:**

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

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

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

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

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

**PENALTY WARNING:**

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

**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 (310)732-4531.

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

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

*M. P.*

Date: March 13, 2013

MARIAN PODPORA  
638 S. BEACON ST., ROOM 276  
SAN PEDRO, CA 90731  
(310)732-4531  
marian.podpora@lacity.org

  
REVIEWED BY