

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

July 29, 2015

Council District: # 13

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

JOB ADDRESS: **5633 WEST LA MIRADA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5536-002-010**

On June 10, 2014, 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: **5633 West La Mirada Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on June 10, 2014, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

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

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

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T12041
Dated as of: 07/16/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 5536-002-010

Property Address: 5633 W LA MIRADA AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Mary R Stewart a unmarried woman

Grantor : Mary R Stewart who acquired title as Mary Ruiz Stewart, a widow

Deed Date : 12/9/2005

Recorded : 1/19/2006

Instr No. : 06 0126088

Mailing Address: Mary R Stewart,
5633 LA Mirada Los Angeles CA 90038

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Lot 12 in Block 2 of LA Paloma Tract in the City of Los Angeles, County of Los Angeles, State of California, as per Map recorded in Book 5 Page(s) 80 of Maps, in the Office of the County Recorder of said County.

Assessor's Parcel No: 5536-002-010

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 : \$490,000.00

Dated : 6/26/2007

Trustor : Mary R. Stewart

Trustee : Finan T2

Beneficiary : MERS, Inc., as nominee for A1 Mortgage 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. T12041

SCHEDULE B (Continued)

Loan No. : MIN 1000157-0008281218-7

Recorded : 7/3/2007

Instr No. : 20071586739

Maturity Date is: 7/1/2037

Mailing Address: Finan T2, 21680 Gateway Center Drive Suite 350, Diamond Bar, California 91765.

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

Mailing Address: A1 Mortgage Corporation, 8151 Peters Rd. Suite 2000, Plantation, Florida 33324.

Assignment of the above referenced security instrument is as follows:

Assignee : The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13

Recorded : 5/9/2012

Instr No. : 20120698126

Mailing Address: The Bank of New York Mellon fka The Bank of New York, as trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-13, 101 Barclay St-4W, New York, NY 10286.

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

Amount : \$170,000.00

Dated : 12/15/2014

Trustor : Mary Stewart

Trustee : Stewart Title

Beneficiary : State Funding Company, a Wyoming Corporation, as to an undivided 100.000 percent interest

Recorded : 12/23/2014

Instr No. : 20141397683

Mailing Address: Stewart Title, None Shown.

Mailing Address: State Funding Company, a Wyoming Corporation, as to an undivided 100.000 percent interest, None Shown.

1/19/06

RECORDING REQUESTED BY
CHICAGO TITLE COMPANY
AND WHEN RECORDED MAIL TO

MARY RUIZ STEWART
5633 WEST LA MIRADA
LOS ANGELES CA 90038

06 0126088

2

5536-002-010

Escrow No. 56105727 - A72
Order No. 56105727 -

SPACE ABOVE THIS LINE FOR RECORDER'S USE

03366259-45 GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S)

DOCUMENTARY TRANSFER TAX IS \$00.00 *

unincorporated area City of LOS ANGELES

*"This conveyance changes the manner
in which title is held, R & T 11911"

computed on the full value of the interest or property conveyed, or is

computed on the full value less the value of liens or encumbrances remaining at time of sale, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
MARY R. STEWART WHO ACQUIRED TITLE AS MARY RUIZ STEWART, A WIDOW

hereby GRANT(S) to

MARY R. STEWART A UNMARRIED WOMAN

This conveyance confirms a change of name,
and the grantor and grantee are the same party, R & T 11911.

the following described real property in the City of LOS ANGELES
County of LOS ANGELES, State of California:

LEGAL ATTACHED

~~"THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911 X 000"~~

Dated December 9, 2005

STATE OF California
COUNTY OF Los Angeles) SS.

On January 18, 2006 before me,

Biana Mousioian
a Notary Public in and for said County and State, personally appeared

Mary R. Stewart
MARY R STEWART

Mary R Stewart
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.

Biana Mousioian
Signature of Notary

Sept 29, 2006
Date My Commission Expires

FOR NOTARY SEAL OR STAMP

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE: IF NO PARTY SO SHOWN, MAIL AS DIRECTED ABOVE

Name Street Address City, State & Zip

3

FINANCIAL TITLE COMPANY - LA

Recording Requested By
A1 MORTGAGE CORPORATION
Gilbert Torres
8151 Peters Rd #2000
Plantation FL 33324
And After Recording Return To
A1 MORTGAGE CORPORATION
8151 PETERS RD, SUITE 2000
PLANTATION, FLORIDA 33324
Loan Number: 063036391



374886
5536-002-010

(Space Above This Line For Recording Data)

DEED OF TRUST

MIN: 1000157-0008281218-7

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 JUNE 26, 2007, together with all Riders to this document
- (B) "Borrower" is MARY R. STEWART, UNMARRIED WOMAN

Borrower is the trustor under this Security Instrument
(C) "Lender" is A1 MORTGAGE CORPORATION

Lender is a CORPORATION organized and existing under the laws of FLORIDA
Lender's address is 8151 PETERS RD, SUITE 2000, PLANTATION, FLORIDA 33324

(D) "Trustee" is FINAN T2
21680 GATEWAY CENTER DRIVE SUITE 350, DIAMOND BAR, CALIFORNIA 91765

(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 JUNE 26, 2007
The Note states that Borrower owes Lender FOUR HUNDRED NINETY THOUSAND AND 00/100 Dollars (U S \$ 490,000.00) plus interest

Borrower Initials MRS

Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than JULY 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]

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

Borrower Initials MPJ

07 1586739

5

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]

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A". A.P.N. : 5536-002-010

which currently has the address of 5633 LA MIRADA AVENUE [Street]

LOS ANGELES, California 90038 ("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

Borrower Initials MRP

07 15867 39

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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

Mary R. Stewart (Seal)
MARY R. STEWART -Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Witness

Witness

07 1586739

116

[Space Below This Line For Acknowledgment]

State of California)
County of LOS ANGELES) ss
)

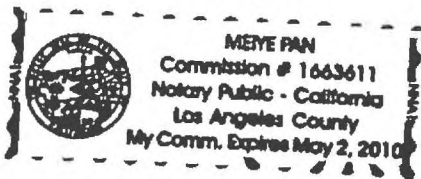
On JUNE 26, 2007 before me,

Meyue Pan, notary public

personally appeared MARY R. STEWART

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



Meyue Pan
NOTARY SIGNATURE

Meyue Pan
(Typed Name of Notary)

NOTARY SEAL

07 1586739

Recording Requested By:
Bank of America
Prepared By: Bank of America
1800 Tapo Canyon Road
Simi Valley, CA 93063
800-444-4302
When recorded mail to:
CoreLogic
450 E. Boundary St.
Attn: Release Dept.
Chapin, SC 29036



DocID# 16416303639117606

Property Address:
5633 La Mirada Ave
Los Angeles, CA 90038-2209

CA0-ADT 17719775

5/2/2012

This space for Recorder's use

MIN #: 1000157-0008281218-7

MERS Phone #: 888-679-6377

ASSIGNMENT OF DEED OF TRUST

For Value Received, the undersigned holder of a Deed of Trust (herein "Assignor") whose address is 1901 E Voorhees Street, Suite C, Danville, IL 61834 does hereby grant, sell, assign, transfer and convey unto THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-13 whose address is 101 BARCLAY ST - 4W, NEW YORK, NY 10286 all beneficial interest under that certain Deed of Trust described below together with the note(s) and obligations therein described and the money due and to become due thereon with interest and all rights accrued or to accrue under said Deed of Trust.

Original Lender: A1 MORTGAGE CORPORATION
Original Borrower(s): MARY R. STEWART, UNMARRIED WOMAN
Original Trustee: FINAN T2
Date of Deed of Trust: 6/26/2007
Original Loan Amount: \$490,000.00

Recorded in Los Angeles County, CA on: 7/3/2007, book N/A, page N/A and instrument number 20071586739

IN WITNESS WHEREOF, the undersigned has caused this Assignment of Deed of Trust to be executed on

5-3-2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC.

By: Aaron Hawkes
Aaron Hawkes
Assistant Secretary

State of California
County of Ventura

On MAY 03 2012 before me, Erica Gonzalez, Notary Public, personally appeared Aaron Hawkes, 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.

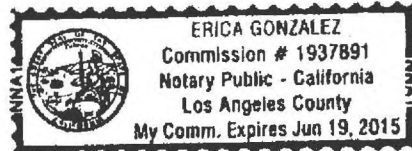
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public: Erica Gonzalez
My Commission Expires: JUN 19 2015

(Seal)



Recording Requested By
Equity Funding Source, Inc.

When Recorded Mail To
Equity Funding Source, Inc.
652 Andalusia Street
Los Angeles, CA 90065

12/26/2014



20141407945

Title Order No. 01180-129321

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**REQUEST FOR WRITTEN NOTICE OF DELINQUENCIES
PURSUANT TO CIVIL CODE SECTION 2924e**

Date:	December 15, 2014	Your Loan No.:	371
To:	Bank of America NA P.O. Box 5170 Simi Valley, CA 93062-5170 Loan # 163036391	Property Address:	5633 La Mirada Avenue Los Angeles, CA 90038
		Trustor(s):	Mary R. Stewart, a unmarried woman

In accordance with Section 2924e of the Civil Code, request is hereby made by the undersigned trustor(s) that you provide written notice of any and all delinquencies of four months or more, whether or not a Notice of Default is recorded, under your deed of trust recorded as instrument number 2007-1586739, Official Records of County Recorder of Los Angeles County, the original Trustor(s) **Mary R. Stewart, a unmarried woman** and the original Beneficiary **Bank of America**. Mail the written notice as referenced above to **Equity Funding Source, Inc., 652 Andalusia Street Los Angeles CA 90065** on behalf of **State Funding Company, a Wyoming Corporation** (hereinafter "REQUESTER") who is the beneficiary of a loan in the principal amount of **\$170,000.00** made to the above named trustor(s). Said loan is secured by a Deed of Trust junior to your loan as referenced hereinabove. The term of the aforementioned loan is for **36** months, beginning on **December 18, 2014** and becoming due and payable in full on **December 1, 2017** (maturity date). As provided by law, the fee for this service is **\$40.00**, which amount is enclosed herein.

LOT 12 IN BLOCK 2 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN: 5536-002-010 I (we) do hereby consent to your providing the above described information to or to the order of REQUESTER with reference to the loan wherein your firm is either beneficiary or servicing agent.

<u>Mary R. Stewart</u>	<u>12/19/14</u>		
Borrower <u>Mary R. Stewart</u>	Date	Borrower	Date

State of California
County of LOS ANGELES

On DECEMBER 19, 2014 before me, D. CHAE, NOTARY PUBLIC,
personally appeared MARY R. STEWART

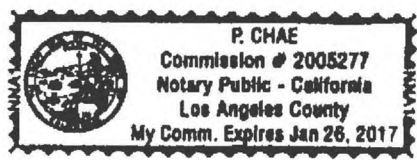
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the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

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

WITNESS my hand and official seal.

[Signature]
Signature

(Seal)



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CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

DOCUMENT: REQUEST FOR NOTICE

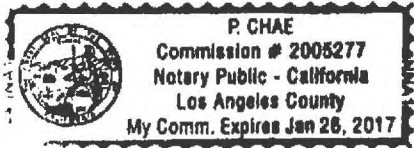
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) S.S.

ON DECEMBER 19, 2014 , BEFORE ME, P. CHAE, A NOTARY PUBLIC, PERSONALLY APPEARED, MARY R. STEWART, 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: 
SIGNATURE OF NOTARY PUBLIC



Stewart Title of California

2

Recording Requested By
Equity Funding Source, Inc.



When Recorded Mail To
Equity Funding source, Inc.
652 Andalusia Street
Los Angeles, CA 90065

Title Order No. 01180-129321

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DEED OF TRUST

RECORDER: INDEX FOR SPECIAL NOTICE

Loan No. 371

This Deed of Trust, made this 15th day of December, 2014, among the Trustor, **Mary Stewart, a unmarried woman** (herein "Borrower"), **Stewart Title** (herein "Trustee"), and the Beneficiary, **State Funding Company, a Wyoming Corporation**, as to an **undivided 100.000% interest.**, (herein "Lender").

The beneficiaries (or assignees) of this deed of trust have agreed in writing to be governed by the desires of the holders of more than 50% of the record beneficial interest therein with respect to actions to be taken on behalf of all holders in the event of default or foreclosure or for matters that require direction or approval of the holders, including designation of the broker, servicing agent, or other person acting on their behalf, and the sale, encumbrance or lease of real property owned by the holders resulting from foreclosure or receipt of a deed in lieu of foreclosure.

GRANT IN TRUST

BORROWER, in consideration of the indebtedness herein recited and the trust herein created, irrevocably grants, transfers, conveys and assigns to Trustee, in trust, with power of sale, the following described property located in the county of **Los Angeles**, State of California:

LOT 12 IN BLOCK 2 OF LA PALOMA TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 5, PAGE 80 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

SEE ATTACHED BALLOON RIDER

APN #5536-002-010, which has the address of **5633 La Mirada Avenue, Los Angeles CA 90038** (herein "Property Address");

TOGETHER with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents (subject however to the rights and authorities given herein to Lender to collect and apply such rents), royalties, mineral, oil and gas rights and profits, water, and water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Deed of Trust; and all of the foregoing, together with said property (or the leasehold estate if this Deed of Trust is on a leasehold) are herein referred to as the "Property";

THIS DEED OF TRUST IS MADE TO SECURE TO LENDER:

(a) the repayment of the indebtedness evidenced by Borrower's note (herein "Note") dated **December 15, 2014**, in the principal sum of U.S. **\$170,000.00**, with payment of interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Deed of Trust; the performance of the covenants and agreements of Borrower herein contained; and (b) repayment of any future advances, with interest thereon, made to the Borrower by Lender pursuant to paragraph 19 hereof (herein "Future Advances"); and in addition (c) this Deed of Trust shall provide the same security on behalf of the Lender, to cover extensions, modifications or renewals, including without limitation, extensions, modifications or renewals of the Note at a different rate of interest; and the performance of the covenants and agreements of Borrower herein contained.

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the **Property, that the Property is unencumbered except for encumbrances of record, and that Borrower will warrant and defend** generally the title to the Property against all claims and demands, subject to encumbrances of record.

UNIFORM COVENANTS, BORROWER AND LENDER COVENANT AND AGREE AS FOLLOWS:

MRS

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25. Construction or Home Improvement Loan. If the loan secured by this Deed of Trust is a construction or home improvement loan, Borrower is required to perform according to the terms and conditions of each agreement contained in any building, home improvement or similar agreement between the Borrower and Lender.

26. Acceptance by Lender of a Partial Payment After Notice of Default. By accepting partial payment (payments which do not satisfy a default or delinquency in full) of any sums secured by this Deed of Trust after a Notice of Default has been recorded, or by accepting late performance of any obligation secured by this Deed of Trust, or by adding any payment so made to the loan secured by this Deed of Trust, whether or not such payments are made pursuant to a court order, the Lender does not waive its right either to require prompt payment when due of all other sums so secured or to declare default for failure to make any such prompt payment or to perform any such act. No exercise of any right or remedy of the Lender or Trustee under this Deed of Trust shall constitute a waiver of any other right or remedy contained in this Deed of Trust or provided by law.

**REQUEST FOR SPECIAL NOTICE OF DEFAULT AND FORECLOSURE
UNDER SUPERIOR MORTGAGES OR DEEDS OF TRUST**

In accordance with Section 2924b of the Civil Code, Request is hereby made by the undersigned Trustor that a copy of any default and a copy of any notice of sale under deed of trust recorded in Book _____, Page(s) _____, Instrument No. _____, Official Records of County Recorder of _____ County, California. The original Trustor _____ and the original Trustee _____ and the original Beneficiary _____
Mail to: _____

IN WITNESS WHEREOF, BORROWER HAS EXECUTED THIS DEED OF TRUST

Mary R. Stewart 12/19/14
Borrower (Mary R. Stewart) Date Borrower Date

State of California
County of LOS ANGELES

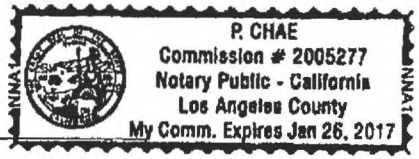
On DECEMBER 19, 2014 before me, D. CHAE, NOTARY PUBLIC
personally appeared MARY R. STEWART

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]
Signature



(Seal)

REQUEST FOR FULL RECONVEYANCE

The undersigned is the holder of the note or notes secured by this Deed of Trust. Said note or notes, together with all other indebtedness secured by this Deed of Trust, have been paid in full. You are hereby directed to cancel said note or notes and this Deed of Trust, which are delivered hereby, and to reconvey, without warranty, all the estate now held by you under this Deed of Trust to the person or persons legally entitled thereto.

Signature of Beneficiary (the "LENDER") Date Signature of Beneficiary (the "LENDER") Date

Recording Requested By
Equity Funding Source, Inc.

When Recorded Mail To
Equity Funding Source, Inc.
652 Andalusia Street
Los Angeles, CA 90065

Loan # 371
Escrow # 14-66341

APN # 5536-002-010

Stewart Title Company
Order No. 01180-129321

Space above this line for recorder's use

BALLOON RIDER ✓

THIS BALLOON RIDER is made this 15th day of December 2014, and is incorporated into and shall be deemed to amend and supplement the Mortgage, Deed of Trust or Security Deed (the "Security Instrument") of the same date given by the undersigned ("Borrower") to secure Borrower's Note (the "Note") to State Funding Company, Inc., a Wyoming Corporation (the "Lender") of the same date and covering the property described in the Security Instrument and located at:

Assessor's Parcel Numbers: 5536-002-010, which has the
address of:
5633 La Mirada Avenue, Los Angeles, CA 90038
(herein "Property Address");

The interest rate stated on the Note is called the "Note Rate." The date of the Note is called the "Note Date." I understand the Lender may transfer the Note, Security Instrument and this Rider. The Lender or anyone who takes the Note, the Security Instrument and this Rider by transfer and who is entitled to receive payments under the Note is called the "Note Holder."

ADDITIONAL COVENANTS. In addition to the covenants and agreements in the Security Instrument, Borrower and Lender further covenant and agree as follows (despite anything to the contrary contained in the Security Instrument or the Note):

THIS LOAN IS PAYABLE IN FULL AT MATURITY. YOU MUST REPAY THE ENTIRE PRINCIPAL BALANCE OF THE LOAN AND UNPAID INTEREST THEN DUE. THE LENDER IS UNDER NO OBLIGATION TO REFINANCE THE LOAN AT THAT TIME. YOU WILL, THEREFORE, BE REQUIRED TO MAKE PAYMENT OUT OF OTHER ASSETS THAT YOU MAY OWN, OR YOU WILL HAVE TO FIND A LENDER, WHICH MAY BE THE LENDER YOU HAVE THIS LOAN WITH, WILLING TO LEND YOU THE MONEY. IF YOU REFINANCE THIS LOAN AT MATURITY, YOU MAY HAVE TO PAY SOME OR ALL OF THE CLOSING COSTS NORMALLY ASSOCIATED WITH A NEW LOAN EVEN IF YOU OBTAIN REFINANCING FROM THE SAME LENDER.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Balloon Rider.

Mary R. Stewart, a married woman as her sole and separate property

Mary R. Stewart 12/19/14
Borrower Mary R. Stewart Date Borrower

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

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.

DOCUMENT: BALLOON RIDER

STATE OF CALIFORNIA }
COUNTY OF LOS ANGELES } S.S.

ON DECEMBER 19, 2014 , BEFORE ME, **P. CHAE**, A NOTARY PUBLIC, PERSONALLY APPEARED, **MARY R. STEWART**, 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: 
SIGNATURE OF NOTARY PUBLIC

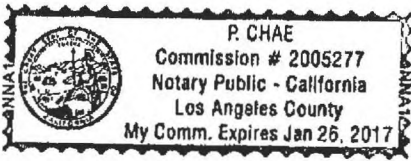


EXHIBIT B

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**
JOB ADDRESS: **5633 WEST LA MIRADA AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **5536-002-010**

Date: **July 29, 2015**

Last Full Title: **07/16/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

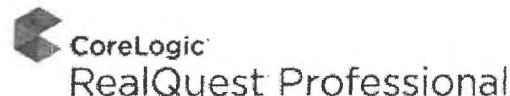
- 1). MARY STEWART
5633 LA MIRADA AVE.
LOS ANGELES, CA 90038
CAPACITY: OWNER

- 2). A1 MORTGAGE CORP.
8151 PETERS RD., SUITE 2000
PLANTATION, FL 33324
CAPACITY: INTERESTED PARTIES

- 3). THE BANK OF NEW YORK MELLON, TRUSTEE
CERTIFICATEHOLDERS OF THE CWABS, INC. ASSET-BACKED CERTIFICATES,
SERIES 2007-13
101 BARCLAY ST., #4W
PLANTATION, FL 33324
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
5633 LA MIRADA AVE, LOS ANGELES, CA 90038-2209



Bldg Card: 000 of 002

Owner Information

Owner Name: **STEWART MARY R**
 Mailing Address: **5633 LA MIRADA AVE, LOS ANGELES CA 90038-2209 C002**
 Vesting Codes: **UW//**

Location Information

Legal Description:	LA PALOMA TR (EX OF ST) LOT 12		
County:	LOS ANGELES, CA	APN:	5536-002-010
Census Tract / Block:	1909.01 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	LA PALOMA
Legal Book/Page:		Map Reference:	34-D4 /
Legal Lot:	12	Tract #:	
Legal Block:	2	School District:	LOS ANGELES
Market Area:	C20	School District Name:	
Neighbor Code:		Munic/Township:	

Owner Transfer Information

Recording/Sale Date:	01/19/2006 / 12/09/2005	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	126089
Document #:	126088		

Last Market Sale Information

Recording/Sale Date:	10/15/1976 /	1st Mtg Amount/Type:	\$22,500 / CONV
Sale Price:	\$51,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$16.04
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

Prior Rec/Sale Date:	/	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:		Prior 1st Mtg Rate/Type:	/
Prior Deed Type:			

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	3,180	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	YES
Year Built / Eff:	1915 /	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.14	County Use:	MULTI-FAMILY 3-UNIT (0300)
Lot Area:	6,281	Lot Width/Depth:	x	State Use:	
Land Use:	TRIPLEX	Res/Comm Units:	2 /	Water Type:	
Site Influence:				Sewer Type:	

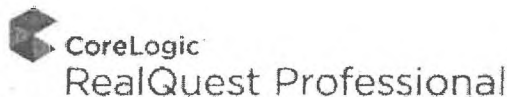
Tax Information

Total Value:	\$262,632	Assessed Year:	2014	Property Tax:	\$3,457.57
Land Value:	\$109,501	Improved %:	58%	Tax Area:	200
Improvement Value:	\$153,131	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$255,632				

Comparable Sales Report

For Property Located At

5633 LA MIRADA AVE, LOS ANGELES, CA 90038-2209



1 Comparable(s) Selected.

Report Date: 07/29/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$51,000	\$1,400,500	\$1,400,500	\$1,400,500
Bldg/Living Area	3,180	3,000	3,000	3,000
Price/Sqft	\$16.04	\$466.83	\$466.83	\$466.83
Year Built	1915	1910	1910	1910
Lot Area	6,281	6,502	6,502	6,502
Bedrooms	5	4	4	4
Bathrooms/Restrooms	2	1	1	1
Stories	0.00	0.00	0.00	0.00
Total Value	\$262,632	\$630,208	\$630,208	\$630,208
Distance From Subject	0.00	0.47	0.47	0.47

* = user supplied for search only

Comp #:1				Distance From Subject:0.47 (miles)
Address:	1443 TAMARIND AVE, LOS ANGELES, CA 90028-8412			
Owner Name:	HWOOD PARK LP			
Seller Name:	FANG HAO			
APN:	5545-014-010	Map Reference:	34-D3 /	Living Area: 3,000
County:	LOS ANGELES, CA	Census Tract:	1909.02	Total Rooms:
Subdivision:	GRIDER & HOLLYWOOD	Zoning:	LAR4	Bedrooms: 4
Rec Date:	04/07/2015	Prior Rec Date:	05/19/2011	Bath(F/H): 1 /
Sale Date:	03/31/2015	Prior Sale Date:	04/07/2011	Yr Built/Eff: 1910 /
Sale Price:	\$1,400,500	Prior Sale Price:	\$603,000	Air Cond: YES
Sale Type:	FULL	Prior Sale Type:	FULL	Style:
Document #:	374524	Acres:	0.15	Fireplace: /
1st Mtg Amt:		Lot Area:	6,502	Pool:
Total Value:	\$630,208	# of Stories:		Roof Mat:
Land Use:	TRIPLEX	Park Area/Cap#:	/	Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **CHRISTOPHER LEKO**

Date: **July 29, 2015**

JOB ADDRESS: **5633 WEST LA MIRADA AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5536-002-010**

CASE#: **607685**

ORDER NO: **A-3533153**

EFFECTIVE DATE OF ORDER TO COMPLY: **June 10, 2014**

COMPLIANCE EXPECTED DATE: **July 10, 2014**

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

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3533153

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BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
GEORGE HOVAGUIMIAN

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

SUBSTANDARD ORDER AND NOTICE OF FEE

STEWART, MARY R
5633 LA MIRADA AVE
LOS ANGELES, CA 90038

JUN 10 2014

EG

CASE #: 607685
ORDER #: A-3533153
EFFECTIVE DATE: June 10, 2014
COMPLIANCE DATE: July 10, 2014

OWNER OF
SITE ADDRESS: 5633 W LA MIRADA AVE
ASSESSORS PARCEL NO.: 5536-002-010
ZONE: R3; Multiple Dwelling 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.** The invoice/notice will be sent to the 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:

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

1. The building or premises is Substandard due to illegal occupancy..

You are therefore ordered to: Discontinue the use and occupancy of all buildings or portions thereof occupied for living, sleeping, cooking or dining purposes which were not designed or intended to be used for such occupancies.

Code Section(s) in Violation: 91.8902.14, 91.8902, 91.103.1, 91.5R103.1, 12.21A.1(a) of the L.A.M.C.

Location: Rear accessory building converted to two units (Not for rental purpose)

2. Plumbing work has been done without the required permits and approvals.



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

You are therefore ordered to: Obtain all required plumbing permits and approvals.

Code Section(s) in Violation: 94.103.1.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear accessory building

3. Mechanical (heating, air conditioning, refrigeration or ventilation) work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required mechanical permits and approvals.

Code Section(s) in Violation: 95.112.1, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

Location: Rear accessory building

4. Electrical work has been done without the required permits and approvals.

You are therefore ordered to: Obtain all required electrical permits and approvals.

Code Section(s) in Violation: 93.0201, 93.0104, 91.103.1 12.21A.1.(a) of the L.A.M.C.

Location: Rear accessory building

5. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

Location: Rear unapproved accessory building being remodeled (upstairs) (Rear accessory building is not for rental purpose)

NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

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

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

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INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 163.00 to 163.07) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

If you have any questions or require any additional information please feel free to contact me at (213)252-3053.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: June 09, 2014

ROGER BRUCE
3550 WILSHIRE BLVD. SUITE 1800
LOS ANGELES, CA 90010
(213)252-3053
Roger.Bruce@lacity.org


REVIEWED BY