

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



ERIC GARCETTI  
MAYOR

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

RAYMOND S. CHAN, C.E., S.E.  
SUPERINTENDENT OF BUILDING  
INTERIM GENERAL MANAGER

August 28, 2013

Council District: # 8

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

JOB ADDRESS: 4427 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA  
ASSESSORS PARCEL NO. (APN): 5014-013-013

On November 11, 2009, 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: **4427 South 6<sup>th</sup> 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.

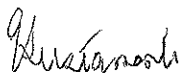
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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	\$ 100.00
Late Charge/Collection fee (250%)	250.00
Accumulated Interest (1%/month)	174.71
Title Report fee	48.00
<b>Grand Total</b>	<b>\$ 572.71</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 **\$572.71** 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 **\$572.71** 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

  
for Steve Ongele  
Chief, Resource Management Bureau

Lien confirmed by  
City Council on:

ATTEST: JUNE LAGMAY, CITY CLERK

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

## Westcoast Title



**& Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Work Order No. T9125

Prepared for: City of Los Angeles

Type of Report: GAP Report

Order Date: 10-31-2012

Dated as of: 11-06-2012

Fee: \$48.00

**-SCHEDULE A-  
(Reported Property Information)**

For Assessors Parcel Number: 5014-013-013

Situs Address: 4427 S 6<sup>th</sup> Avenue

City: Los Angeles

County: Los Angeles

**-VESTING INFORMATION (Ownership)**

The last Recorded Document Transferring Fee Title Recorded on: 05-12-2009

As Document Number: 09-0694316

Documentary Transfer Tax: \$None

In Favor of: Gil Garcia, a Single Man

Mailing Address: Juan Carlos Claros

4427 6<sup>th</sup> Avenue

Los Angeles, CA 90043

**-SCHEDULE B-**

-The Property Reported Herein is Described as follows:

Lot 111 of Tract No. 4486, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 57, Page(s) 80 of Maps, in the office of the County Recorder of said County.

## **Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 2  
Order Number: T9125

### **-Schedule B Continued-**

1. A Deed of Trust Recorded on 07-26-2006  
as Document Number 06-1651994  
Amount: \$444,000.00  
Trustor: Gil Garcia, a Single Man  
Trustee: Security Union Title Insurance Company  
Beneficiary: PMC Bancorp, a California Corporation

Mailing Address: PMC Bancorp  
17800 Castleton St., #488 ✓  
City of Industry, CA 91748

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

An Assignment of Beneficial interest Recorded on 06-17-2009  
as Document Number 09-0911509  
Interest assigned to: Deutsche Bank National Trust Company, as Trustee of the Indymac Indx Mortgage  
Loan Trust 2006-AR35, Mortgage Pass-through Certificates, Series 2006-AR35 Under the Pooling and  
Servicing Agreement dated November 1, 2006

Mailing Address: NDEx West, L.L.C.  
15000 Surveyor Boulevard, Suite 500 ✓  
Addison, Texas 75001-9013

2. A Deed of Trust Recorded on 07-26-2006  
as Document Number 06-1651995  
Amount: \$111,000.00  
Trustor: Gil Garcia, a Single Man  
Trustee: Security Union Title Insurance Company  
Beneficiary: PMC Bancorp, a California Corporation

Mailing Address: PMC Bancorp  
17800 Castleton St., #488  
City of Industry, CA 91748

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

An Assignment of Beneficial interest Recorded on 07-16-2012  
as Document Number 12-1049762  
Interest assigned to: Bank of America, N.A. whose address in c/o BAC, M/C: CA6-914-01-43, 1800 Tapo  
Canyon Road, Simi Valley, CA 93063

**Westcoast Title & Abstract Company, Inc.**

400 S. Alhambra Ave. Ste B  
Monterey Park, Ca. 91755  
Phone 626-548-2479 818-337-0474 fax

Page 3  
Order Number: T9125

**-Schedule B Continued-**

Mailing Address: Corelogic  
450 E. Boundary St.  
Attn: Release Dept. ✓  
Chapin, SC 29036

3. A Notice of Pending Lien Recorded 03-19-2010  
as Document Number 10-0382120  
Filed by the City of Los Angeles Dept. of Building and Safety

*A Statement of information may be required to provide further information on the owners listed below:*

No Statement of information is required.

End of Report

APN: 5014-013-013  
 Described As: LOT 111 TRACT # 4486  
 Address: 4427 6TH AVE LOS ANGELES CA 90043  
 City: LOS ANGELES CITY-44  
 Billing Address: 4427 6TH AVE LOS ANGELES CA 90043  
 Assessed Owner(s): GARCIA,GIL

Tax Rate Area:	0000212	Value	Conveyance Date:	03/27/2002
Use Code:	0100	Land:	Conveying Instrument:	726812
Single residence		Improvements:	Date Transfer Acquired:	
Region Code:	09	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1923
Zoning Code:	LAR2	Inventory:	Year Last Modified:	1938
Taxability Code:		Exemptions		
Tax Rate:		Homeowner:	Square Footage	
Bill #:		Inventory:	Land:	
Issue Date:	10/15/2012	Personal Property:	Improvements:	1749
		Religious:		
		All Other:	Tax Defaulted:	
		Net Taxable Value:	Total Tax:	3,559.80
		264,000.00		

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,779.91	177.99	12/10/2012	UNPAID		1,779.91
2nd	1,779.89	187.98	04/10/2013	UNPAID		1,779.89
<b>Total Balance:</b>						<b>3,559.80</b>

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	27.54
36.92	LA CO PARK DISTRICTS	19.36
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	74.15
61.11	L.A. CNTY WEST MOSQ ABATE	5.72
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	18.07
188.51	LOS ANGELES LIGHT MAINT	49.88
188.71	L.A. POLICE/911 BOND TAX	2.08
188.69	L.A. STORMWATER POLL ABATE	21.95

THIS INFORMATION IS PROVIDED FOR CUSTOMER SERVICE PURPOSES ONLY. PROPERTY INSIGHT DOES NOT  
 WARRANT, NOR GUARANTEE THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN ON THIS  
 REPORT

\*\*\* END OF REPORT \*\*\*

**RECORDING REQUESTED BY:**

Juan Carlos Claros

**WHEN RECORDED MAIL TO:**

Name Juan Carlos Claros  
Address 4427 6<sup>th</sup> Avenue  
City Los Angeles  
State & Zip Code CA 90043

05/12/2009



\*20090694316\*

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**APN: 5014-013-013**

**QUITCLAIM DEED**

**THE UNDERSIGNED GRANTOR(S) DECLARE(S):**

DOCUMENTARY TRANSFER TAX is \$0.00

CITY TAX is \$0.00

- ☐ computed on the full value of the property conveyed, or  
☐ computed on full value less value of liens or encumbrances remaining at the time of sale,  
☐ Realty not sold  
☐ Unincorporated area ☒ City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,  
Gil Garcia, A Single Man and Juan Carlos Claros and Iris Karina Cornejo, Husband and Wife as Joint Tenants

do(es) hereby remise, release and forever quitclaim to Gil Garcia, A single man

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

Lot 111 of Tract No. 4486, in the City of Los Angeles, County of Los Angeles, State of California, as shown on map filed in Book 57, Page 80 of Maps in the office of the County Recorder of said County.

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

Dated: May 5, 2009

STATE OF CALIFORNIA

COUNTY OF Los Angeles

On May 5, 2009 before me

Maria Teresa Isaza, Notary Public,

personally appeared Juan Carlos Claros  
and Iris Karina Cornejo

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]

[Signature]  
Juan Carlos Claros

[Signature]  
Iris Karina Cornejo

SPACE BELOW RESERVED FOR NOTARY SEAL



Quitclaim Deed

MAIL TAX STATEMENTS AS DIRECTED ABOVE

This page is part of your document - DO NOT DISCARD

06 1651994

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
07/26/06 AT 08:00am

TITLE(S) : \_\_\_\_\_



LEAD SHEET

FEE

FEE \$58 MM
DAF \$ 2 -
C-20

18

D.T.T.

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT - \$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

SECURITY UNION TITLE

600013659

Recording Requested By:  
PMC BANCORP

06 1651994

And After Recording Return To:  
PMC BANCORP  
17800 CASTLETON ST., #488  
CITY OF INDUSTRY, CALIFORNIA 91748  
Loan Number: 8937053000

[Space Above This Line For Recording Data]

DEED OF TRUST

MIN: 1001360-8937053000-6

DEFINITIONS

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

- (A) "Security Instrument" means this document, which is dated JULY 14, 2006, together with all Riders to this document.  
(B) "Borrower" is GIL GARCIA, A SINGLE MAN

Borrower is the trustor under this Security Instrument.

- (C) "Lender" is PMC BANCORP

Lender is a CALIFORNIA CORPORATION organized  
and existing under the laws of CALIFORNIA  
Lender's address is 17800 CASTLETON ST., #488, CITY OF INDUSTRY,  
CALIFORNIA 91748

- (D) "Trustee" is SECURITY UNION TITLE INSURANCE COMPANY  
1440 BRIDGE GATE DRIVE 300, 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 JULY 14, 2006  
The Note states that Borrower owes Lender FOUR HUNDRED FORTY-FOUR THOUSAND AND  
00/100 Dollars (U.S. \$ 444,000.00 ) plus interest.





Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than AUGUST 1, 2036

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

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

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

☒ Adjustable Rate Rider

☐ Balloon Rider

☐ 1-4 Family Rider

☐ Condominium Rider

☐ Planned Unit Development Rider

☐ Biweekly Payment Rider

☐ Second Home Rider

☒ Other(s) [specify]

INTEREST ONLY ADDENDUM TO 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

06 1651994



Recording requested by:  
LPS Default Title & Closing

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



\*ASSG20080159  
ASSG20080159910354

Space above this line for Recorder's use only

Trustee Sale No. : 20080159910354 Title Order No.: 080176747

### ASSIGNMENT OF DEED OF TRUST

FOR VALUE RECEIVED, the undersigned hereby grants, assigns and transfers to DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE INDYMAC INDX MORTGAGE LOAN TRUST 2006-AR35, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-AR35 UNDER THE POOLING AND SERVICING AGREEMENT DATED NOVEMBER 1, 2006, all beneficial interest under that certain Deed of Trust dated 07/14/2006, executed by GIL GARCIA, as Trust or to SECURITY UNION TITLE INSURANCE COMPANY, Trustee, and Recorded on 07/26/2006 as Instrument No. 06 1651994 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

6-2-09

INDYMAC FEDERAL BANK, FSB

Roger Stotts

Attorney in Fact

State of Texas

County of Williamson

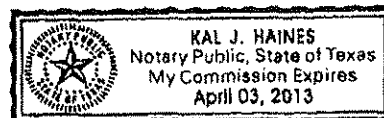
Before me Kal Haines, the undersigned Notary Public, on this day personally appeared Roger Stotts, who is the Attorney in Fact of INDYMAC FEDERAL BANK, FSB, a corporation, on behalf of said corporation, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 2 day of June, 2009.

My Commission Expires:

Notary Public Signature

Printed Name of Notary Public



14

This page is part of your document - DO NOT DISCARD

06 1651995

RECORDED/FILED IN OFFICIAL RECORDS  
RECORDER'S OFFICE  
LOS ANGELES COUNTY  
CALIFORNIA  
07/26/06 AT 08:00am

TITLE(S) : \_\_\_\_\_



FEE

FEE \$44-MM
DAF \$4-
C-20

11  
2T

D.T.T.

CODE  
20

CODE  
19

CODE  
9

NOTIFICATION SENT-\$4 ©

Assessor's Identification Number (AIN)

To be completed by Examiner OR Title Company in black ink.

Number of AIN's Shown

THIS FORM IS NOT TO BE DUPLICATED

SECURITY UNION TITLE

600013659

Recording Requested By:  
PMC BANCORP

06 1651995

After Recording Return To:  
PMC BANCORP  
17800 CASTLETON ST., #488,  
CITY OF INDUSTRY, CALIFORNIA  
91748

Prepared By:

[Space Above This Line For Recording Data]

DOC ID #: 8937054000

DEED OF TRUST AND ASSIGNMENT OF RENTS

MIN 1001360-8937054000-5

This deed of trust secures an obligation which calls for payment of interest at a variable interest rate.  
THIS DEED OF TRUST is made this 14th day of JULY, 2006, between  
GIL GARCIA, A SINGLE MAN

herein called "Trustor," SECURITY UNION TITLE INSURANCE COMPANY, 1440  
BRIDGE GATE DRIVE 300, DIAMOND BAR, CALIFORNIA 91765

herein called "Trustee," and "Mortgage Electronic Registration Systems, Inc. ("MERS"). (solely as  
nominee for PMC BANCORP, A CALIFORNIA CORPORATION

(hereinafter "you" or "Lender" and Lender's successors and assigns.) 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, herein called "Beneficiary."

Trustor irrevocably grants, transfers and assigns to Trustee, in trust and with power of sale, all of the real  
property in the City or Town of LOS ANGELES, County of  
LOS ANGELES, State of California, having the street address of  
4427 6TH AVENUE, LOS ANGELES, CALIFORNIA 90043

and more specifically described as:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "A".

A.P.N.: 5014-013-013

HELOC - CA Deed of Trust with MERS  
FE-4331(CA) (0204)

Page 1 of 10

FORMSEGE - (800)835-4111

Initials: *CA 6*

4/00

4

together with all improvements

1. THIS DEED OF TRUST SECURES:

a. All of the obligations of Trustor in favor of Beneficiary or order under the terms of a revolving credit agreement dated JULY 14, 2006, herein called Agreement. The Agreement provides, among other things, for the payment of all sums advanced by Beneficiary from time to time pursuant to the Agreement and for the payment of interest. The maximum principal obligation under the Agreement to be secured by this deed of trust at any one time is ONE HUNDRED ELEVEN THOUSAND AND 00/100 Dollars (\$ 111,000.00 ) unless Beneficiary, with Trustor's written consent, hereafter increases this amount. Advances made by Beneficiary to protect the security of this deed of trust or to preserve the Property shall not be subject to the limitation of the preceding sentence.

The security of this deed of trust shall not be affected by the extension, renewal or modification from time to time of the obligations, instruments or agreements described above.

b. Payment of any and all obligations and liabilities, whatsoever, whether primary, secondary, direct, indirect, fixed or contingent, whether now or hereafter due from Trustor (or any successor in interest to Trustor) whether created directly or acquired by assignment if the document evidencing such obligation or liability or any other writing signed by Trustor (or any successor in interest to Trustor) specifically provides that said obligation or liability is secured by this deed of trust.

c. Performance of each agreement of Trustor herein contained or contained in any other agreement, instrument or other writing to which Trustor is a party if the same is written in connection with any of the foregoing.

5. ADDITIONAL PROVISIONS:

a. The execution of this deed of trust by any person who has no present interest in the Property shall not be deemed to indicate that such an interest presently exists. Rather, execution of this deed of trust by such a person shall constitute such person's agreement that if such person hereafter acquires an interest in the Property, such interest shall be subject to Beneficiary's interest hereunder.

b. The execution of this deed of trust by any person who has a present interest in the Property shall not in itself be deemed to indicate that such person is liable to Beneficiary for any obligation described in Section 1., above. Any personal liability of such person to Beneficiary shall be determined on an independent basis (such as execution of the document or documents evidencing the obligation described in Section 1., above). Execution of this deed of trust by any such person shall nevertheless indicate that such person's interest in the Property shall be subject to Beneficiary's interest hereunder.

The undersigned Trustors request that a copy of any notice of default, and of any notice of sale hereunder, be mailed to their respective addresses set forth opposite each signature.

By signing below, Trustor agrees to all the terms and conditions of this deed of trust.

Mailing Address For Notices

4427 6TH AVENUE, LOS  
ANGELES, CA 90043

Gil A. Garcia  
GIL GARCIA

\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_

This page is part of your document - DO NOT DISCARD



**20121049762**



Pages:  
0003

Recorded/Filed in Official Records  
Recorder's Office, Los Angeles County,  
California

07/16/12 AT 04:51PM

FEES:	21.00
TAXES:	0.00
OTHER:	0.00
PAID:	21.00



LEADSHEET



201207160760096

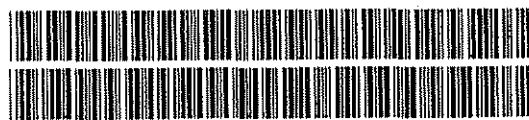
00006117679



004137436

SEQ:  
01

ERDS - Daily



THIS FORM IS NOT TO BE DUPLICATED

Recording Requested By:  
Bank of America  
Prepared By: Diana De Avila  
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# 21112948979118313

Property Address:

4427 6th Ave

Los Angeles, CA 90043-1305

CA0-ADT 1911099 E 7/3/2012

This space for Recorder's use

MIN #: 1001360-8937054000-5

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 BANK OF AMERICA, N.A. whose address is C/O BAC, M/C: CA6-914-01-43, 1800 Tapo Canyon Road, Simi Valley, CA 93063 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: PMC BANCORP, A CALIFORNIA CORPORATION  
Original Borrower(s): GIL GARCIA, A SINGLE MAN  
Original Trustee: SECURITY UNION TITLE INSURANCE COMPANY  
Date of Deed of Trust: 7/14/2006  
Original Loan Amount: \$111,000.00

Recorded in Los Angeles County, CA on: 7/26/2006, book N/A, page N/A and instrument number 06 1651995

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

7-27-12

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,  
INC.

By: Wayne Choe  
Assistant Secretary



RECORDING REQUESTED BY:  
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

#### NOTICE OF PENDING LIEN

Notice is hereby given that, pursuant to the provisions of Section 98.0402 of Division 4 of Article 8 of Chapter IX of the Los Angeles Municipal Code (LAMC), the City of Los Angeles has incurred the cost of inspections of the property described below. The City of Los Angeles intends to impose a lien against the property described below to recover the cost of such inspections, plus appropriate fees and fines, as authorized by LAMC Section 98.0402 and Section 7.35.5 of Article 4.6 of Chapter I of Division 7 of the Los Angeles Administrative Code, upon confirmation of the City Council.

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 4789895)

Telephone Number: (213) 482-6890

Office Location: 201 N. Figueroa St., Suite 940

The property subject to this Notice of Pending Lien is that certain real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

TR 4486 111 MB 57-80

THIS NOTICE WILL CONTINUE IN FULL FORCE AND EFFECT UNTIL THE CITY OF LOS ANGELES RECORDS A SUBSEQUENT NOTICE OF TERMINATION OF PENDING LIEN OR A NOTICE OF LIEN.

APN 5014-013-013  
AKA 4427 S 6TH AVE  
LOS ANGELES


Owner:  
GARCIA GIL  
4427 6TH AVE  
LOS ANGELES CA, 90043

DATED: This 09th Day of March, 2010

CITY OF LOS ANGELES

By



 Karen Penner, Bureau Chief  
Resource Management Bureau

# EXHIBIT B

ASSIGNED INSPECTOR: **BRUCE TODD**

Date: **March 15, 2013**

JOB ADDRESS: **4427 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **5014-013-013**

Last Full Title: **11/06/2012**

Last Update to Title:

---

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). GIL GARCIA & JUAN CARLOS CLAROS  
4427 S. 6<sup>TH</sup> AVENUE  
LOS ANGELES, CA. 90043-1305                      CAPACITY: OWNERS
  
- 2). PMC BANCORP  
17800 CASTLETON STREET, #488  
CITY OF INDUSTRY, CA. 91748                      CAPACITY: INTERESTED PARTIES
  
- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (MERS)  
P.O. BOX 2026  
FLINT, MI. 48501-2026                      CAPACITY: INTERESTED PARTIES
  
- 4). NDEX WEST, L.L.C.  
15000 SURVEYOR BLVD., SUITE 500  
ADDISON, TX. 75001-9013                      CAPACITY: INTERESTED PARTIES
  
- 5). CORELOGIC  
ATTN: RELEASE DEPT.  
450 E. BOUNDARY STREET  
CHAPIN, SC. 29036                      CAPACITY: INTERESTED PARTIES

**Property Detail Report**

For Property Located At



CoreLogic

RealQuest Professional

**4427 6TH AVE, LOS ANGELES, CA 90043-1305****Owner Information:**

Owner Name: GARCIA GIL  
 Mailing Address: 4427 6TH AVE, LOS ANGELES CA 90043-1305 C021  
 Vesting Codes: SM //

**Location Information:**

Legal Description: TRACT # 4486 LOT 111  
 County: LOS ANGELES, CA APN: 5014-013-013  
 Census Tract / Block: 2345.02 / 2 Alternate APN:  
 Township-Range-Sect: Subdivision: 4486  
 Legal Book/Page: 57-80 Map Reference: 51-C2 / 673-G4  
 Legal Lot: 111 Tract #: 4486  
 Legal Block: School District: LOS ANGELES  
 Market Area: Munic/Township:  
 Neighbor Code:

**Owner Transfer Information:**

Recording/Sale Date: 05/12/2009 / Deed Type: QUIT CLAIM DEED  
 05/05/2009  
 Sale Price: 1st Mtg Document #:  
 Document #: 694316

**Last Market Sale Information:**

Recording/Sale Date: 07/26/2006 / 1st Mtg Amount/Type: \$444,000 / CONV  
 06/19/2006  
 Sale Price: \$555,000 1st Mtg Int. Rate/Type: 7.12 / ADJ  
 Sale Type: FULL 1st Mtg Document #: 1651994  
 Document #: 1651993 2nd Mtg Amount/Type: \$111,000 / CONV  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / ADJ  
 Transfer Document #: Price Per SqFt: \$317.32  
 New Construction: Multi/Split Sale:  
 Title Company: SECURITY UNION TITLE  
 Lender: PMC BANCORP  
 Seller Name: MENENDEZ SANDRA

**Prior Sale Information:**

Prior Rec/Sale Date: 04/25/1994 / Prior Lender: PERFORMANCE  
 Prior Sale Price: \$145,000 MTG  
 Prior Doc Number: 787391 Prior 1st Mtg Amt/Type: \$143,376 / FHA  
 Prior Deed Type: GRANT DEED Prior 1st Mtg Rate/Type: / ADJ

**Property Characteristics:**

Gross Area: 1,749	Parking Type: PARKING AVAIL	Construction:
Living Area: 1,749	Garage Area:	Heat Type: CENTRAL SHINGLE SIDING
Tot Adj Area:	Garage Capacity: 1	Exterior wall:
Above Grade:	Parking Spaces: 1	Porch Type: COVERED PATIO
Total Rooms: 7	Basement Area:	Patio Type:
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 3 /	Basement Type:	Air Cond:
Year Built / Eff: 1923 / 1938	Roof Type:	Style: BUNGALOW
Fireplace: Y / 1	Foundation: RAISED COMPOSITION SHINGLE	Quality: AVERAGE
# of Stories: 2.00	Roof Material:	Condition: AVERAGE
Other Improvements: FENCE; ADDITION; PLAY/RMPS ROOM		

**Site Information:**

Zoning: LAR2 Acres: 0.15 County Use: SINGLE FAMILY RESID (0100)  
 Lot Area: 6,345 Lot Width/Depth: 47 x 135 State Use:

Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN
<b>Tax Information:</b>					
Total Value:	\$264,000	Assessed Year:	2012	Property Tax:	\$3,517.93
Land Value:	\$211,000	Improved %:	20%	Tax Area:	212
Improvement Value:	\$53,000	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$264,000				

**Comparable Summary**

For Property Located At



CoreLogic

RealQuest Professional

**4427 6TH AVE, LOS ANGELES, CA 90043-1305****15 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: 15**

	Subject Property	Low	High	Average
Sale Price	\$555,000	\$200,000	\$410,000	\$333,467
Bldg/Living Area	1,749	1,514	1,967	1,692
Price/Sqft	\$317.32	\$119.05	\$265.20	\$198.68
Year Built	1923	1920	1936	1927
Lot Area	6,345	3,951	7,491	5,659
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	2.00	1.00	2.00	1.08
Total Value	\$264,000	\$36,065	\$375,000	\$268,650
Distance From Subject	0.00	0.12	0.47	0.36

\* = user supplied for search only

✓	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
<b>Subject Property</b>											
			4427 6TH AVE	\$555,000	1923	3	3	07/26/2006	1,749	6,345	0.0
<b>Comparables</b>											
✓	1		4613 7TH AVE	\$322,000	1923	3	1	01/17/2013	1,527	6,750	0.12
✓	2		4616 8TH AVE	\$235,000	1924	4	1	06/04/2012	1,794	6,746	0.14
✓	3		4258 4TH AVE	\$379,500	1936	3	1	07/11/2012	1,789	5,237	0.25
✓	4		4214 SUTRO AVE	\$325,000	1935	2	1	09/27/2012	1,802	5,212	0.27
✓	5		4230 4TH AVE	\$350,000	1929	3	1	05/18/2012	1,638	4,984	0.29
✓	6		4189 5TH AVE	\$349,000	1929	3	2	08/02/2012	1,967	3,951	0.36
✓	7		4806 2ND AVE	\$200,000	1920	4	2	06/15/2012	1,680	6,496	0.36
✓	8		4906 11TH AVE	\$325,000	1923	3	3	08/16/2012	1,628	7,491	0.41
✓	9		4251 11TH AVE	\$390,000	1933	3	2	12/21/2012	1,556	4,943	0.44
✓	10		4173 2ND AVE	\$282,500	1924	3	2	10/19/2012	1,727	5,461	0.44
✓	11		4153 3RD AVE	\$320,000	1926	2	3	07/30/2012	1,864	6,485	0.45
✓	12		5040 4TH AVE	\$305,000	1922	3	2	09/26/2012	1,514	5,673	0.46
✓	13		4147 4TH AVE	\$409,000	1928	3	2	06/12/2012	1,611	5,336	0.46
✓	14		4267 EDGEHILL DR	\$410,000	1935	2	1	10/04/2012	1,546	4,792	0.46
✓	15		4146 4TH AVE	\$400,000	1928	3	2	09/07/2012	1,742	5,324	0.47

**Comparable Sales Report**

For Property Located At



CoreLogic®

RealQuest Professional

**4427 6TH AVE, LOS ANGELES, CA 90043-1305****15 Comparable(s) Selected.**

Report Date: 02/12/2013

**Summary Statistics:**

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$555,000	\$200,000	\$410,000	\$333,467
Bldg/Living Area	1,749	1,514	1,967	1,692
Price/Sqft	\$317.32	\$119.05	\$265.20	\$198.68
Year Built	1923	1920	1936	1927
Lot Area	6,345	3,951	7,491	5,659
Bedrooms	3	2	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	2.00	1.00	2.00	1.08
Total Value	\$264,000	\$36,065	\$375,000	\$268,650
Distance From Subject	0.00	0.12	0.47	0.36

\* = user supplied for search only

Comp #1 Distance From Subject:0.12 (miles)  
 Address: 4613 7TH AVE, LOS ANGELES, CA 90043-1310  
 Owner Name: REYNAGA JORGE/MEDINA WENDY F  
 Seller Name: URBAN STREET PROPERTIES INC  
 APN: 5014-011-010 Map Reference: 51-C2 / 673-F4  
 County: LOS ANGELES, CA Census Tract: 2345.02  
 Subdivision: 4947 Zoning: LAR2  
 Rec Date: 01/17/2013 Prior Rec Date: 02/10/2012  
 Sale Date: 12/17/2012 Prior Sale Date: 01/25/2012  
 Sale Price: \$322,000 Prior Sale Price: \$145,000  
 Sale Type: FULL Prior Sale Type: FULL  
 Document #: 87188 Acres: 0.15  
 1st Mtg Amt: \$316,167 Lot Area: 6,750  
 Total Value: \$170,000 # of Stories: 1.00  
 Land Use: SFR Park Area/Cap#: 1/2

Living Area: 1,527  
 Total Rooms: 6  
 Bedrooms: 3  
 Bath(F/H): 1 /  
 Yr Built/Eff: 1923 / 1923  
 Air Cond:  
 Style: SPANISH  
 Fireplace: /  
 Pool:  
 Roof Mat: ROLL  
 Composition  
 Parking: PARKING AVAIL

Comp #2 Distance From Subject:0.14 (miles)  
 Address: 4616 8TH AVE, LOS ANGELES, CA 90043-1315  
 Owner Name: DELOPEZ NORMA E  
 Seller Name: FLORES ARMANDO D & ALEIDA P  
 APN: 5014-011-016 Map Reference: 51-C2 / 673-F4  
 County: LOS ANGELES, CA Census Tract: 2345.02  
 Subdivision: 4947 Zoning: LAR2  
 Rec Date: 06/04/2012 Prior Rec Date: 12/31/2003  
 Sale Date: 05/08/2012 Prior Sale Date: 12/22/2003  
 Sale Price: \$235,000 Prior Sale Price: \$360,000  
 Sale Type: FULL Prior Sale Type: FULL  
 Document #: 826773 Acres: 0.15  
 1st Mtg Amt: Total Value: \$334,000 # of Stories: 1.00  
 Land Use: SFR Park Area/Cap#: 1/2

Living Area: 1,794  
 Total Rooms: 4  
 Bedrooms: 4  
 Bath(F/H): 1 /  
 Yr Built/Eff: 1924 / 1926  
 Air Cond: YES  
 Style:  
 Fireplace: /  
 Pool:  
 Roof Mat:  
 Parking: DETACHED  
 GARAGE

Comp #3 Distance From Subject:0.25 (miles)  
 Address: 4258 4TH AVE, LOS ANGELES, CA 90008-3904  
 Owner Name: CLARKE KEVAN A & CAROLINE P  
 Seller Name: 1740-42 WEST 84TH TRUST  
 APN: 5023-026-001 Map Reference: 51-D2 / 673-G3  
 County: LOS ANGELES, CA Census Tract: 2340.00  
 Subdivision: 9741 Zoning: LAR1  
 Rec Date: 07/11/2012 Prior Rec Date: 11/29/2011  
 Sale Date: 07/05/2012 Prior Sale Date: 11/22/2011  
 Sale Price: \$379,500 Prior Sale Price: \$248,000  
 Sale Type: FULL Prior Sale Type: FULL  
 Document #: 1021345 Acres: 0.12  
 1st Mtg Amt: \$372,429 Lot Area: 5,237  
 Total Value: \$248,000 # of Stories: 1.00  
 Land Use: SFR Park Area/Cap#: 1/2

Living Area: 1,789  
 Total Rooms: 6  
 Bedrooms: 3  
 Bath(F/H): 1 /  
 Yr Built/Eff: 1936 / 1938  
 Air Cond:  
 Style: CONTEMPORARY  
 Fireplace: Y / 1  
 Pool:  
 Roof Mat: COMPOSITION  
 SHINGLE  
 Parking: PARKING AVAIL

Comp #4 Distance From Subject:0.27 (miles)  
 Address: 4214 SUTRO AVE, LOS ANGELES, CA 90008-3924  
 Owner Name: DIVA MANUEL/BOWLES GREG L  
 Seller Name: BROWN R C O LIVING TRUST  
 APN: 5023-027-011 Map Reference: 51-C2 / 673-G3  
 County: LOS ANGELES, CA Census Tract: 2340.00  
 Subdivision: 9741 Zoning: LAR1  
 Rec Date: 09/27/2012 Prior Rec Date:  
 Sale Date: 09/17/2012 Prior Sale Date:  
 Sale Price: \$325,000 Prior Sale Price:  
 Sale Type: FULL Prior Sale Type:  
 Document #: 1456057 Acres: 0.12  
 1st Mtg Amt: \$351,809 Lot Area: 5,212  
 Total Value: \$297,000 # of Stories: 1.00  
 Land Use: SFR Park Area/Cap#: 1/2

Living Area: 1,802  
 Total Rooms: 6  
 Bedrooms: 2  
 Bath(F/H): 1 /  
 Yr Built/Eff: 1935 / 1947  
 Air Cond:  
 Style: SPANISH  
 Fireplace: Y / 1  
 Pool:  
 Roof Mat: ROLL  
 Composition  
 Parking: PARKING AVAIL

Comp #5 Distance From Subject:0.29 (miles)  
 Address: 4230 4TH AVE, LOS ANGELES, CA 90008-3904  
 Owner Name: AGUIRRE ESTEVAN  
 Seller Name: SAGESTONE PROPERTIES I LP  
 APN: 5023-026-008 Map Reference: 51-D2 / 673-G3 Living Area: 1,638  
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 6  
 Subdivision: 9741 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 05/18/2012 Prior Rec Date: 08/17/2011 Bath(F/H): 1 /  
 Sale Date: 05/11/2012 Prior Sale Date: 08/04/2011 Yr Built/Eff: 1929 / 1930  
 Sale Price: \$350,000 Prior Sale Price: \$256,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 743639 Acres: 0.11 Fireplace: Y / 1  
 1st Mtg Amt: \$341,127 Lot Area: 4,984 Pool:  
 Total Value: \$256,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #6 Distance From Subject:0.36 (miles)  
 Address: 4189 5TH AVE, LOS ANGELES, CA 90008-3936  
 Owner Name: CROWDER TAKEISA  
 Seller Name: CORNETT EDWIN D & REBECCA A  
 APN: 5023-021-011 Map Reference: 51-D2 / 673-G3 Living Area: 1,967  
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 6  
 Subdivision: 9741 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/02/2012 Prior Rec Date: 03/15/1991 Bath(F/H): 2 /  
 Sale Date: 06/13/2012 Prior Sale Date: 02/1991 Yr Built/Eff: 1929 / 1930  
 Sale Price: \$349,000 Prior Sale Price: \$205,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: MEDITERRANEAN  
 Document #: 1144758 Acres: 0.09 Fireplace: Y / 1  
 1st Mtg Amt: \$336,785 Lot Area: 3,951 Pool:  
 Total Value: \$294,370 # of Stories: 2.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #7 Distance From Subject:0.36 (miles)  
 Address: 4806 2ND AVE, LOS ANGELES, CA 90043-1902  
 Owner Name: MUNOZ LUIS  
 Seller Name: BURCH EDYTHE M  
 APN: 5015-033-015 Map Reference: 51-D3 / 673-G4 Living Area: 1,680  
 County: LOS ANGELES, CA Census Tract: 2345.01 Total Rooms: 5  
 Subdivision: 1798 Zoning: LAR1 Bedrooms: 4  
 Rec Date: 06/15/2012 Prior Rec Date: 08/22/1981 Bath(F/H): 2 /  
 Sale Date: 05/14/2012 Prior Sale Date: Yr Built/Eff: 1920 / 1920  
 Sale Price: \$200,000 Prior Sale Price: \$5,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 895518 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: Total Value: \$36,065 Lot Area: 6,496 Pool:  
 Land Use: SFR # of Stories: 1.00 Roof Mat:  
 Park Area/Cap#: / Parking:

Comp #8 Distance From Subject:0.41 (miles)  
 Address: 4906 11TH AVE, LOS ANGELES, CA 90043-4844  
 Owner Name: RODRIGUEZ MIGUEL A/RODAS SARA M  
 Seller Name: PROWEALTH ENTS INC  
 APN: 5013-026-023 Map Reference: 51-C3 / 673-F4 Living Area: 1,628  
 County: LOS ANGELES, CA Census Tract: 2345.01 Total Rooms: 5  
 Subdivision: 3365 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 08/16/2012 Prior Rec Date: 11/25/1966 Bath(F/H): 3 /  
 Sale Date: 08/01/2012 Prior Sale Date: Yr Built/Eff: 1923 / 1948  
 Sale Price: \$325,000 Prior Sale Price: \$18,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: BUNGALOW  
 Document #: 1223955 Acres: 0.17 Fireplace: Y / 1  
 1st Mtg Amt: \$308,750 Lot Area: 7,491 Pool:  
 Total Value: \$320,280 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL



Comp #9 Distance From Subject:0.44 (miles)  
 Address: 4251 11TH AVE, LOS ANGELES, CA 90008-4504  
 Owner Name: WILLIAMS FRENDA  
 Seller Name: LOTUS REAL ESTATE LLC  
 APN: 5024-023-014 Map Reference: 51-C2 / 673-F3 Living Area: 1,556  
 County: LOS ANGELES, CA Census Tract: 2343.00 Total Rooms: 4  
 Subdivision: 1 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 12/21/2012 Prior Rec Date: 06/11/2012 Bath(F/H): 2 /  
 Sale Date: 10/24/2012 Prior Sale Date: 05/10/2012 Yr Built/Eff: 1933 / 1934  
 Sale Price: \$390,000 Prior Sale Price: \$232,500 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1985861 Acres: 0.11 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 4,943 Pool:  
 Total Value: \$319,000 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #10 Distance From Subject:0.44 (miles)  
 Address: 4173 2ND AVE, LOS ANGELES, CA 90008-4041  
 Owner Name: RNI PROPERTIES INC  
 Seller Name: GMAC MTG LLC  
 APN: 5022-026-007 Map Reference: 51-D2 / 673-G3 Living Area: 1,727  
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 4  
 Subdivision: 2195 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 10/19/2012 Prior Rec Date: 01/23/2007 Bath(F/H): 2 /  
 Sale Date: 10/11/2012 Prior Sale Date: 12/06/2006 Yr Built/Eff: 1924 / 1948  
 Sale Price: \$282,500 Prior Sale Price: \$550,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: Y / 1  
 Document #: 1585755 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 5,461 Pool:  
 Total Value: \$340,680 # of Stories: 1.00 Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #11 Distance From Subject:0.45 (miles)  
 Address: 4153 3RD AVE, LOS ANGELES, CA 90008-4007  
 Owner Name: ALFORD SHIRLEY/SIMS DEXTER T  
 Seller Name: G & G INVESTMENT GROUP LLC  
 APN: 5023-025-027 Map Reference: 51-D2 / 673-G3 Living Area: 1,864  
 County: LOS ANGELES, CA Census Tract: 2340.00 Total Rooms: 6  
 Subdivision: 2195 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 07/30/2012 Prior Rec Date: 09/09/2011 Bath(F/H): 3 /  
 Sale Date: 05/25/2012 Prior Sale Date: 08/17/2011 Yr Built/Eff: 1926 / 1940  
 Sale Price: \$320,000 Prior Sale Price: \$195,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH  
 Document #: 1118762 Acres: 0.15 Fireplace: Y / 1  
 1st Mtg Amt: \$314,204 Lot Area: 6,485 Pool:  
 Total Value: \$375,000 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #12 Distance From Subject:0.46 (miles)  
 Address: 5040 4TH AVE, LOS ANGELES, CA 90043-1932  
 Owner Name: MEDRANO SANDRA Y  
 Seller Name: ANGELENO HOMES LLC  
 APN: 5014-025-033 Map Reference: 51-D3 / 673-G4 Living Area: 1,514  
 County: LOS ANGELES, CA Census Tract: 2345.01 Total Rooms: 6  
 Subdivision: 1700 Zoning: LAR1 Bedrooms: 3  
 Rec Date: 09/26/2012 Prior Rec Date: 05/07/2012 Bath(F/H): 2 /  
 Sale Date: 08/20/2012 Prior Sale Date: 04/24/2012 Yr Built/Eff: 1922 / 1938  
 Sale Price: \$305,000 Prior Sale Price: \$185,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1447891 Acres: 0.13 Fireplace: Y / 1  
 1st Mtg Amt: \$299,475 Lot Area: 5,673 Pool:  
 Total Value: \$234,400 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

<b>Comp #:13</b>		<b>Distance From Subject:0.46 (miles)</b>	
<b>Address: 4147 4TH AVE, LOS ANGELES, CA 90008-3901</b>			
<b>Owner Name: HARRIS KIER R</b>			
<b>Seller Name: BARAK INC</b>			
<b>APN: 5023-023-023</b>	<b>Map Reference: 51-D2 / 673-G3</b>	<b>Living Area: 1,611</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2340.00</b>	<b>Total Rooms: 3</b>	
<b>Subdivision: 9741</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 06/12/2012</b>	<b>Prior Rec Date: 10/21/2011</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 04/17/2012</b>	<b>Prior Sale Date: 09/23/2011</b>	<b>Yr Built/Eff: 1928 / 1930</b>	
<b>Sale Price: \$409,000</b>	<b>Prior Sale Price: \$260,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style:</b>	
<b>Document #: 873999</b>	<b>Acres: 0.12</b>	<b>Fireplace: /</b>	
<b>1st Mtg Amt: \$401,591</b>	<b>Lot Area: 5,336</b>	<b>Pool:</b>	
<b>Total Value: \$260,000</b>	<b># of Stories:</b>	<b>Roof Mat:</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: /</b>	<b>Parking:</b>	

<b>Comp #:14</b>		<b>Distance From Subject:0.46 (miles)</b>	
<b>Address: 4267 EDGEHILL DR, LOS ANGELES, CA 90008-4509</b>			
<b>Owner Name: SCHWANDT WILLIAM M JR</b>			
<b>Seller Name: ASBREA LLC</b>			
<b>APN: 5024-024-029</b>	<b>Map Reference: 51-C2 / 673-F3</b>	<b>Living Area: 1,546</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2343.00</b>	<b>Total Rooms: 5</b>	
<b>Subdivision: 10023</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 2</b>	
<b>Rec Date: 10/04/2012</b>	<b>Prior Rec Date: 09/07/2004</b>	<b>Bath(F/H): 1 /</b>	
<b>Sale Date: 08/24/2012</b>	<b>Prior Sale Date: 08/30/2004</b>	<b>Yr Built/Eff: 1935 / 1936</b>	
<b>Sale Price: \$410,000</b>	<b>Prior Sale Price: \$420,000</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>	
<b>Document #: 1500973</b>	<b>Acres: 0.11</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$348,500</b>	<b>Lot Area: 4,792</b>	<b>Pool:</b>	
<b>Total Value: \$348,000</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: ROLL</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>COMPOSITION</b>	
		<b>Parking: PARKING AVAIL</b>	

<b>Comp #:15</b>		<b>Distance From Subject:0.47 (miles)</b>	
<b>Address: 4146 4TH AVE, LOS ANGELES, CA 90008-3902</b>			
<b>Owner Name: MARSHALL CONSTANCE M &amp; JESSICA L</b>			
<b>Seller Name: GB INLAND PROPERTIES II LLC</b>			
<b>APN: 5023-024-002</b>	<b>Map Reference: 51-D2 / 673-G3</b>	<b>Living Area: 1,742</b>	
<b>County: LOS ANGELES, CA</b>	<b>Census Tract: 2340.00</b>	<b>Total Rooms: 6</b>	
<b>Subdivision: 9741</b>	<b>Zoning: LAR1</b>	<b>Bedrooms: 3</b>	
<b>Rec Date: 09/07/2012</b>	<b>Prior Rec Date: 09/09/1987</b>	<b>Bath(F/H): 2 /</b>	
<b>Sale Date: 08/14/2012</b>	<b>Prior Sale Date: 07/1987</b>	<b>Yr Built/Eff: 1928 / 1936</b>	
<b>Sale Price: \$400,000</b>	<b>Prior Sale Price: \$114,500</b>	<b>Air Cond:</b>	
<b>Sale Type: FULL</b>	<b>Prior Sale Type: FULL</b>	<b>Style: SPANISH</b>	
<b>Document #: 1342435</b>	<b>Acres: 0.12</b>	<b>Fireplace: Y / 1</b>	
<b>1st Mtg Amt: \$360,000</b>	<b>Lot Area: 5,324</b>	<b>Pool:</b>	
<b>Total Value: \$196,948</b>	<b># of Stories: 1.00</b>	<b>Roof Mat: ROLL</b>	
<b>Land Use: SFR</b>	<b>Park Area/Cap#: / 2</b>	<b>COMPOSITION</b>	
		<b>Parking: PARKING AVAIL</b>	

# EXHIBIT D

ASSIGNED INSPECTOR: **BRUCE TODD**  
JOB ADDRESS: **4427 SOUTH 6<sup>TH</sup> AVENUE, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **5014-013-013**

Date: **March 15, 2013**

CASE#: **328099**  
ORDER NO: **A-2353118**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 12, 2009**  
COMPLIANCE EXPECTED DATE: **November 11, 2009**  
DATE COMPLIANCE OBTAINED: **March 1, 2010**

.....

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2353118

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

MARSHA L. BROWN  
PRESIDENT

VAN AMBATIELOS  
VICE-PRESIDENT

VICTOR H. CUEVAS  
HELENA JUBANY  
ELENORE A. WILLIAMS

CITY OF LOS ANGELES  
CALIFORNIA



ANTONIO R. VILLARAIGOSA  
MAYOR

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

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

ORDER TO COMPLY

GARCIA, GIL  
4427 6TH AVE  
LOS ANGELES, CA 90043

CASE #: 328099  
ORDER #: A-2353118  
EFFECTIVE DATE: October 12, 2009  
COMPLIANCE DATE: November 11, 2009

OWNER OF

SITE ADDRESS: 4427 S 6TH AVE  
ASSESSORS PARCEL NO.: 5014-013-013  
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.) as follows:

VIOLATION(S):

1. Conducting major auto repair in a residential zone.

You are therefore ordered to: 1) Discontinue the major auto repair being conducted in a residential zone.

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

Location: Entire property

2. Open storage of inoperable vehicles.

You are therefore ordered to: 1) Discontinue the open storage of inoperable vehicle(s).

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

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.

A proposed noncompliance fee in the amount of \$100.00 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 \$350.00.

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.



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

PDJ 3-1-10  
OCT 07 2009  
Page 1 of 2

**PENALTY WARNING:**

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

**APPEAL PROCEDURES:**

There is an appeal procedure established in this city whereby the Department of Building and Safety and the Board of Building and Safety Commissioners have the authority to hear and determine error or abuse of discretion, or requests for slight modification of the requirements contained in this order when appropriate fees have been paid. Section 98.0403.1 and 98.0403.2 L.A.M.C.

If you have any questions or require any additional information please feel free to contact me at (323)789-2786.  
Office hours are 7:00 a.m. to 5:00 p.m. Monday through Friday.

Inspector: Bruce Todd

Date: October 05, 2009

BRUCE TODD  
8475 S. VERMONT AVE.  
LOS ANGELES, CA 90044  
(323)789-2786

[Signature]  
REVIEWED BY