

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "BUD" OVROM
GENERAL MANAGER

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

February 1, 2013

Council District: # 15

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

JOB ADDRESS: **24611 SOUTH LAKME AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7404-021-023**

On November 19, 2010, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **24611 South Lakme 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.

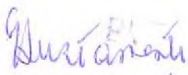
Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance 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 - Late Charge/Collection fee (250%)	\$ 1,216.98
Accumulated Interest (1%/month)	382.75
Title Report fee	53.00
Grand Total	\$ 1,652.73

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 **\$1,652.73** 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 **\$1,652.73** 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: 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. T9097	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: 7404-021-023 ✓

Situs Address: 24611 S Lakme Ave. ✓ **City:** Los Angeles **County:** Los Angeles

-VESTING INFORMATION (Ownership)

The last Recorded Document Transferring Fee Title Recorded on: 01-30-2006
As Document Number: 06-0212697
Documentary Transfer Tax: \$2,047.50
In Favor of: Abraham O. Garcia, a Single Man

Mailing Address: Abraham O. Garcia
24611 Lakme Avenue
Wilmington, CA 90744

-SCHEDULE B-

-The Property Reported Herein is Described as follows:

Lots 111 and 112 of Tract 1855, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 24, Page(s) 10 of Maps, in the office of the County Recorder of said County.

Except all oil, gas and minerals and rights pertaining thereto, but with no right of entry upon the surface of said land for the purpose of extracting same as reserved by Edgar P. James and Verna Fag James, Husband and Wife, by Deed Recorded October 22, 1954 in Book 45907 Page 329, Official Records.

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: T9097

-Schedule B Continued-

1. A Deed of Trust Recorded on 01-30-2006
as Document Number 06-0212698
Amount: \$364,000.00
Trustor: Abraham o. Garcia, a Single Man
Trustee: Fremont General Credit Corporation, a California Corporation
Beneficiary: Fremont Investment & Loan, a Corporation

Mailing Address: Fremont Investment & Loan
P.O. Box 34078
Fullerton, CA 92834-34078

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

An Assignment of Beneficial interest Recorded on 10-22-2012
as Document Number 12-1598071
Interest assigned to: Deutsche Bank National Trust Company, as Trustee for Fremont Home Loan Trust
2006-1, 1761 E. St. Andrews Place Santa Ana, CA 92705

Mailing Address: Wells Fargo Bank, N.A.
MAC: X9999-018
P.O. Box 1629
Minneapolis, MN 55440-9790

2. A Deed of Trust Recorded on 01-30-2006
as Document Number 06-0212699
Amount: \$91,000.00
Trustor: Abraham O. Garcia, a Single Man
Trustee: Fremont General Credit Corporation, a California Corporation
Beneficiary: Fremont Investment & Loan, a Corporation

Mailing Address: Fremont Investment & Loan
P.O. Box 34078
Fullerton, CA 92834-34078

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

3. A Notice of Pending Lien Recorded 05-20-2011
as Document Number 11-0713449
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

Described As: **LOT 112 TRACT # 1855 LOTS 111 AND**
 Address: **24611 LAKME AVE LOS ANGELES CA 90744**
 City: **LOS ANGELES CITY-44**
 Billing Address: **24611 LAKME AVE WILMINGTON CA 90744**
 Assessed Owner(s): **GARCIA,ABRAHAM O**

Tax Rate Area:	0000399	Value	Conveyance Date:	05/11/1999
Use Code:	0101	Land: 174,000.00	Conveying Instrument:	852291
Single residence, with pool		Improvements: 81,000.00	Date Transfer Acquired:	
Region Code:	10	Personal Property:	Vesting:	
Flood Zone:		Fixtures:	Year Built:	1953
Zoning Code:	LARI	Inventory:	Year Last Modified:	1954
Taxability Code:		Exemptions		
Tax Rate:		Homeowner:	Square Footage	
Bill #:		Inventory:	Land:	
Issue Date:	10/15/2012	Personal Property:	Improvements:	1100
		Religious:	Tax Defaulted:	
		All Other:	Net Taxable Value:	255,000.00
			Total Tax:	3,578.48

Installment	Amount	Interest	Due Date	Status	Payment Date	Balance
1st	1,789.25	178.92	12/10/2012	UNPAID		1,789.25
2nd	1,789.23	188.92	04/10/2013	UNPAID		1,789.23
Total Balance:						3,578.48

Account	Special Lien Description	Amount
30.71	L.A. COUNTY FLOOD CONTROL	27.78
36.92	LA CO PARK DISTRICTS	19.41
1.70	L.A. CITY TRAUMA/EMERGENCY SERV.	46.64
53.89	WILMINGTON CEMETERY	12.16
62.08	CO SANITATION DIST NO. 8	143.00
61.81	SOUTHEAST MOSQ ABATE	7.74
188.50	L.A. CITY LDSCP & LIGHT DIST 96-1	18.11
188.51	LOS ANGELES LIGHT MAINT	53.07
188.71	L.A. POLICE/911 BOND TAX	1.27
188.69	L.A. STORMWATER POLL ABATE	22.15

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 *****

1/30/06

RECORDING REQUESTED BY **FATCOLA/RESALE**

AND WHEN RECORDED MAIL TO:
Abraham O. Garcia

24611 Lakme Avenue.
Wilmington, CA 90744

06 0212697

✓

A.P.N.: 7404-021-023

Order No.: 2204390-43

Space Above This Line for Recorder's Use Only

Escrow No.: 059376-PB

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$500.50 & CITY 2047.50
 computed on full value of property conveyed, or
 computed on full value less value of liens or encumbrances remaining at time of sale,
 unincorporated area; City of Los Angeles (Wilmington Area), and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Kenneth E. Dunegan and Patricia C. Wall, husband and wife as community property

hereby GRANT(S) to Abraham O. Garcia, a single man

the following described property in the City of Los Angeles (Wilmington Area), County of Los Angeles State of California;

"See Exhibit A attached hereto and made part hereof."

SELLER(S):

[Signature]
Kenneth E. Dunegan

[Signature]
Patricia C. Wall

Document Date: December 20, 2005

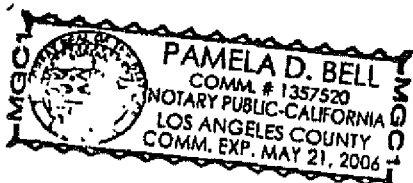
STATE OF CALIFORNIA)
COUNTY OF Los Angeles)

On December 27th, 2005 before me, Pamela D. Becc, Notary Public
personally appeared Kenneth E. Dunegan and Patricia C. Wall

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

WITNESS my hand and official seal.

Signature [Signature]



This area for official notarial seal

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

1/30/06

3

Order Number: 2204390 (43)

Page Number: 7

EXHIBIT "A"

LEGAL DESCRIPTION

Real property in the City of Los Angeles, County of Los Angeles, State of California, described as follows:

LOTS 111 AND 112 OF TRACT 1855, IN THE CITY OF LOS ANGELES, AS PER MAP RECORDED IN BOOK 24 PAGE 10 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT ALL OIL, GAS AND MINERALS AND RIGHTS PERTAINING THERETO, BUT WITH NO RIGHT OF ENTRY UPON THE SURFACE OF SAID LAND FOR THE PURPOSE OF EXTRACTING SAME AS RESERVED BY EDGAR P. JAMES AND VERNA FAG JAMES, HUSBAND AND WIFE, BY DEED RECORDED OCTOBER 22, 1954 IN BOOK 45907 PAGE 329, OFFICIAL RECORDS

APN: 7404-021-023

First American Title

06 0212697

1/30/06

Recording Requested By:
FIRST AMERICAN TITLE COMPANY LOS ANGELES

06 0212698

2

Return To:
FREMONT INVESTMENT & LOAN
P.O. BOX 34078
FULLERTON, CA 92834-34078

Prepared By:
BARBARA LICON

1000303174

(Space Above This Line For Recording Data)

7404-021-023
2204390-43

DEED OF TRUST

MIN 1001944-1000303174-2

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 January 3, 2006 together with all Riders to this document.
- (B) "Borrower" is ABRAHAM O. GARCIA, A SINGLE MAN

Borrower's address is 905 W OPP STREET , WILMINGTON, CA 90744

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FREMONT INVESTMENT & LOAN

Lender is a CORPORATION
organized and existing under the laws of CALIFORNIA

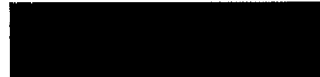
CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMP -6A(CA) (0207)

Page 1 of 15

APC

VMP MORTGAGE FORMS - (800)521-7291



Lender's address is

2727 E IMPERIAL HIGHWAY, BREA CA 92821

(D) "Trustee" is FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION

(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 **January 3, 2006**

The Note states that Borrower owes Lender **Three Hundred Sixty-Four Thousand and No/100** ----- Dollars (U.S. \$ **364,000.00**) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than **February 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):

- | | | |
|-----------------------------------------------------------|---------------------------------------------------------|---------------------------------------------|
| <input checked="" type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> 1-4 Family Rider |
| <input type="checkbox"/> VA Rider | <input type="checkbox"/> Biweekly Payment Rider | <input type="checkbox"/> Other(s) [specify] |

(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.

AOE
Initials:

1/30/06

15

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

Witnesses:

ABRAHAMO GARCIA (Seal)
ABRAHAM O. GARCIA -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

06 0212698

10-22-2012
1598071

Send All Notices to Assignee

RECORDING REQUESTED BY:
WELLS FARGO BANK, N.A.
2701 WELLS FARGO WAY
MAC X9999-018
MINNEAPOLIS MN 55467-8000

AND WHEN RECORDED MAIL TO
WELLS FARGO BANK, N.A.
MAC: X9999-018
PO BOX 1629
MINNEAPOLIS, MN 55440-9790

MERS MIN#: 100194410003031742
MERS PHONE#: 1-888-679-6377

ASSIGNMENT OF DEED OF TRUST

For good and valuable consideration, the sufficiency of which is hereby acknowledged, **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT AND LOAN, ITS SUCCESSORS AND ASSIGNS, BOX 2026 FLINT MI 48501 1901 E VOORHEES ST STE C. DANVILLE, IL 61834**. For VALUE RECEIVED, the undersigned hereby grants, assigns, and transfers to **DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-1, 1761 E. ST. ANDREWS PLACE SANTA ANA, CA 92705** assignee, all beneficial interest under that certain deed of trust, together with the certain note(s) described therein with all interest, all liens, and any rights due or to become due thereon. Said Deed of Trust for \$364000.00 is recorded in the State of CA, County of Los Angeles Official Records, dated 01/03/2006 and recorded 01/30/2006, as Instrument No. 06 0212698, in Book No. —, at Page No. —.

Executed by **ABRAHAM O. GARCIA, A SINGLE MAN** as Trustors and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT AND LOAN, ITS SUCCESSORS AND ASSIGNS** as the original beneficiary.

Legal Description: As more fully described in said Deed of Trust.

Dated: 10/17/2012

MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FREMONT INVESTMENT AND LOAN, ITS SUCCESSORS AND ASSIGNS

Michelle Erin Wihren

By: MICHELLE ERIN WIHREN Assistant Secretary

STATE OF MN
COUNTY OF Dakota } s.s.

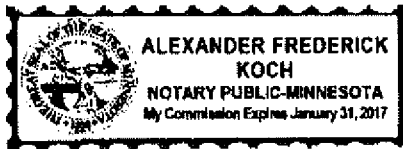
On 10/17/2012, before me **ALEXANDER FREDERICK KOCH**, a Notary Public, personally appeared **MICHELLE ERIN WIHREN** who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the 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

Alexander Frederick Koch

ALEXANDER FREDERICK KOCH
My Commission Expires: 01/31/2017



1/30/06

06 0212699

2

Recording Requested By:
FIRST AMERICAN TITLE COMPANY LOS ANGELES

Return To:
FREMONT INVESTMENT & LOAN
P.O. BOX 34078
FULLERTON, CA 92834-34078

Prepared By:
BARBARA LICON

1000303245

[Space Above This Line For Recording Data]

7/04-021-023
2204390-43

DEED OF TRUST

MIN 1001944-1000303245-0

DEFINITIONS

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(A) "Security Instrument" means this document, which is dated January 3, 2006 together with all Riders to this document.

(B) "Borrower" is ABRAHAM D. GARCIA, A SINGLE MAN

Borrower's address is 905 W OPP STREET, WILMINGTON, CA 90744

Borrower is the trustor under this Security Instrument.

(C) "Lender" is FREMONT INVESTMENT & LOAN

Lender is a CORPORATION
organized and existing under the laws of CALIFORNIA

CALIFORNIA-Single Family-Fannie Mae/Freddie Mac UNIFORM INSTRUMENT WITH MERS Form 3005 1/01

VMF -6A(CA) (0207)

Page 1 of 16

Initials: AGL



VMP MORTGAGE FORMS - (800)621-7291

SECOND MORTGAGE

Lender's address is

2727 E IMPERIAL HIGHWAY, BREA CA 92821

(D) "Trustee" is FREMONT GENERAL CREDIT CORPORATION, A CALIFORNIA CORPORATION

(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 January 3, 2006

The Note states that Borrower owes Lender Ninety-One Thousand and No/100 -----

Dollars

(U.S. \$ 91,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than February 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
- VA Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- 1-4 Family Rider
- Other(s) [specify]

(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.

1/30/06

15

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

Witnesses:

ABRAHAM O. GARCIA (Seal)
ABRAHAM O. GARCIA -Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

_____ (Seal)
-Borrower

06 0212899

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. 5024445)

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 1855 111 MB 24-10

TR 1855 112 MB 24-10

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 7404-021-023
AKA 24611 S LAKME AVE
LOS ANGELES

Owner:

GARCIA ABRAHAM O
24611 LAKME AVE
WILMINGTON CA, 90744

DATED: This 02nd Day of May, 2011

CITY OF LOS ANGELES

By 


Karen Penner, Acting Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **24611 SOUTH LAKME AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **7404-021-023**

Date: **February 1, 2013**

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

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ABRAHAM O. GARCIA
24611 LAKME AVENUE
WILMINGTON, CA. 90744
CAPACITY: OWNER

- 2). FREMONT INVESTMENT & LOAN
P.O. BOX 34078
FULLERTON, CA. 92834-34078
CAPACITY: INTERESTED PARTIES

- 3). MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC
P.O. BOX 2026
FLINT, MI. 48501-2026
CAPACITY: INTERESTED PARTIES

- 4). WELLS FARGO BANK, N.A.
MAC: X9999-018
P.O. BOX 1629
MINNEAPOLIS, MN. 55440-9790
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At



CoreLogic

RealQuest Professional

24611 LAKME AVE, WILMINGTON, CA 90744-1116

Owner Information:

Owner Name: GARCIA ABRAHAM O
 Mailing Address: 24611 LAKME AVE, WILMINGTON CA 90744-1116 C013
 Vesting Codes: SM //

Location Information:

Legal Description: TRACT # 1855 LOTS 111 AND LOT 112
 County: LOS ANGELES, CA APN: 7404-021-023
 Census Tract / Block: 2941.10 / 1 Alternate APN:
 Township-Range-Sect: Subdivision: 1855
 Legal Book/Page: 24-10 Map Reference: 74-C2 / 794-E3
 Legal Lot: 112 Tract #: 1855
 Legal Block: School District: LOS ANGELES
 Market Area: Munic/Township:
 Neighbor Code:

Owner Transfer Information:

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

Last Market Sale Information:

Recording/Sale Date: 01/30/2006 / 12/20/2005 1st Mtg Amount/Type: \$364,000 / CONV
 Sale Price: \$455,000 1st Mtg Int. Rate/Type: 6.65 / ADJ
 Sale Type: FULL 1st Mtg Document #: 212698
 Document #: 212697 2nd Mtg Amount/Type: \$91,000 / CONV
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: / FIXED
 Transfer Document #: Price Per SqFt: \$413.64
 New Construction: Multi/Split Sale:
 Title Company: FIRST AMERICAN TITLE/LOS ANGEL
 Lender: FREMONT INVS & LN
 Seller Name: DUNEGAN KENNETH E

Prior Sale Information:

Prior Rec/Sale Date: 05/11/1999 / 05/05/1999 Prior Lender:
 Prior Sale Price: Prior 1st Mtg Amt/Type: /
 Prior Doc Number: 852291 Prior 1st Mtg Rate/Type: /
 Prior Deed Type: GRANT DEED

Property Characteristics:

Gross Area: 1,100 Parking Type: PARKING AVAIL Construction:
 Living Area: 1,100 Garage Area: Heat Type: HEATED SHINGLE SIDING
 Tot Adj Area: Garage Capacity: 2 Exterior wall:
 Above Grade: Parking Spaces: 2 Porch Type:
 Total Rooms: 5 Basement Area: Patio Type:
 Bedrooms: 3 Finish Bsmnt Area: Pool: POOL
 Bath(F/H): 1 / Basement Type: Air Cond:
 Year Built / Eff: 1953 / 1954 Roof Type: Style: CONVENTIONAL
 Fireplace: / Foundation: RAISED COMPOSITION SHINGLE Quality:
 # of Stories: 1.00 Roof Material: SHINGLE Condition:
 Other Improvements: FENCE;ADDITION

Site Information:

Zoning: LAR1 Acres: 0.14 County Use: SINGLE FAMILY RESID (0101)
 Lot Area: 6,314 Lot Width/Depth: 50 x 128 State Use:
 Land Use: SFR Res/Comm Units: / Water Type:
 Site Influence: Sewer Type: TYPE UNKNOWN

Tax Information:					
Total Value:	\$255,000	Assessed Year:	2012	Property Tax:	\$3,729.13
Land Value:	\$174,000	Improved %:	32%	Tax Area:	399
Improvement Value:	\$81,000	Tax Year:	2011	Tax Exemption:	
Total Taxable Value:	\$255,000				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

24611 LAKME AVE, WILMINGTON, CA 90744-1116**20 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: 20**

	Subject Property	Low	High	Average
Sale Price	\$455,000	\$152,000	\$300,000	\$243,425
Bldg/Living Area	1,100	936	1,241	1,086
Price/Sqft	\$413.64	\$158.33	\$284.20	\$224.84
Year Built	1953	1920	1968	1947
Lot Area	6,314	3,234	6,642	5,000
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$255,000	\$37,040	\$300,000	\$221,430
Distance From Subject	0.00	0.07	0.40	0.25

* = user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			24611 LAKME AVE	\$455,000	1953	3	1	01/30/2006	1,100	6,314	0.0
Comparables											
<input checked="" type="checkbox"/>	1		754 E 246TH ST	\$200,000	1944	3	1	11/14/2011	1,012	6,309	0.07
<input checked="" type="checkbox"/>	2		24501 BROAD AVE	\$245,000	1947	2	1	06/14/2012	1,025	5,000	0.11
<input checked="" type="checkbox"/>	3		24746 BOMBAY AVE	\$239,000	1944	3	1	10/20/2011	1,003	5,001	0.14
<input checked="" type="checkbox"/>	4		886 OCEANSIDE ST	\$272,000	1944	3	1	06/07/2012	1,012	5,054	0.17
<input checked="" type="checkbox"/>	5		768 E BONDS ST	\$180,000	1963	3	2	10/05/2012	1,111	4,028	0.19
<input checked="" type="checkbox"/>	6		772 E BONDS ST	\$229,000	1949	3	1	12/09/2011	1,170	4,022	0.2
<input checked="" type="checkbox"/>	7		24437 SEAGROVE AVE	\$210,000	1944	4	1	10/02/2012	1,211	5,250	0.21
<input checked="" type="checkbox"/>	8		839 E DELORAS DR	\$300,000	1960	3	2	02/13/2012	1,141	4,009	0.22
<input checked="" type="checkbox"/>	9		781 E BONDS ST	\$152,000	1945	4	1	12/05/2012	960	4,684	0.23
<input checked="" type="checkbox"/>	10		24408 MARINE AVE	\$247,000	1958	3	2	01/07/2013	1,232	4,942	0.23
<input checked="" type="checkbox"/>	11		24409 SEAGROVE AVE	\$295,000	1944	3	1	09/28/2012	1,038	5,007	0.23
<input checked="" type="checkbox"/>	12		24426 SEAGROVE AVE	\$280,000	1944	3	1	11/27/2012	1,003	5,599	0.24
<input checked="" type="checkbox"/>	13		610 E REALTY ST	\$290,000	1920	3	1	12/13/2011	1,232	6,642	0.25
<input checked="" type="checkbox"/>	14		24231 SEAGROVE AVE	\$272,000	1960	4	2	07/25/2012	1,144	5,689	0.27
<input checked="" type="checkbox"/>	15		756 E PACIFIC ST	\$252,000	1930	3	2	04/12/2012	1,241	4,498	0.29
<input checked="" type="checkbox"/>	16		1731 BROAD AVE	\$190,000	1960	2	1	10/29/2012	936	3,234	0.29
<input checked="" type="checkbox"/>	17		840 E LINCOLN ST	\$284,500	1950	3	1	06/27/2012	1,139	4,564	0.38
<input checked="" type="checkbox"/>	18		125 E CHANDLER ST	\$255,000	1953	3	1	12/23/2011	954	6,400	0.4
<input checked="" type="checkbox"/>	19		24513 PANAMA AVE	\$236,000	1968	2	2	11/07/2011	1,115	4,726	0.4
<input checked="" type="checkbox"/>	20		1707 N MARINE AVE	\$240,000	1927	2	1	11/21/2012	1,049	5,341	0.4

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

24611 LAKME AVE, WILMINGTON, CA 90744-1116

20 Comparable(s) Selected.

Report Date: 01/15/2013

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$455,000	\$152,000	\$300,000	\$243,425
Bldg/Living Area	1,100	936	1,241	1,086
Price/Sqft	\$413.64	\$158.33	\$284.20	\$224.84
Year Built	1953	1920	1968	1947
Lot Area	6,314	3,234	6,642	5,000
Bedrooms	3	2	4	3
Bathrooms/Restrooms	1	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$255,000	\$37,040	\$300,000	\$221,430
Distance From Subject	0.00	0.07	0.40	0.25

*= user supplied for search only

Comp #:1			Distance From Subject:0.07 (miles)		
Address: 754 E 246TH ST, WILMINGTON, CA 90744-1055					
Owner Name: GUERRERO FRANK JR & CINDY					
Seller Name: FEDERAL NATL MTG ASSN FNMA					
APN:	7404-027-030	Map Reference:	74-C2 / 794-E3	Living Area:	1,012
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	6
Subdivision:	11986	Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/14/2011	Prior Rec Date:	06/09/1994	Bath(F/H):	1 /
Sale Date:	11/08/2011	Prior Sale Date:		Yr Built/Eff:	1944 / 1944
Sale Price:	\$200,000	Prior Sale Price:	\$45,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	1537630	Acres:	0.14	Fireplace:	Y / 1
1st Mtg Amt:	\$223,250	Lot Area:	6,309	Pool:	
Total Value:	\$200,000.	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:2			Distance From Subject:0.11 (miles)		
Address: 24501 BROAD AVE, WILMINGTON, CA 90744-1032					
Owner Name: ARREDONDO ENRIQUE & DEENA					
Seller Name: FEDERAL NATL MTG ASSN FNMA					
APN:	7404-019-028	Map Reference:	74-C1 / 794-E3	Living Area:	1,025
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	5
Subdivision:	1800	Zoning:	LAR1	Bedrooms:	2
Rec Date:	06/14/2012	Prior Rec Date:	09/03/2003	Bath(F/H):	1 /
Sale Date:	04/25/2012	Prior Sale Date:	07/11/2003	Yr Built/Eff:	1947 / 1948
Sale Price:	\$245,000	Prior Sale Price:	\$240,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	887623	Acres:	0.11	Fireplace:	/
1st Mtg Amt:	\$240,562	Lot Area:	5,000	Pool:	
Total Value:	\$241,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:3			Distance From Subject:0.14 (miles)		
Address: 24746 BOMBAY AVE, WILMINGTON, CA 90744-1111					
Owner Name: ALVA FRANCISCO G & AMPARO Z					
Seller Name: WELLS FARGO BK NA					
APN:	7404-028-004	Map Reference:	74-C2 / 794-E3	Living Area:	1,003
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	6
Subdivision:	11986	Zoning:	LAR1	Bedrooms:	3
Rec Date:	10/20/2011	Prior Rec Date:		Bath(F/H):	1 /
Sale Date:	09/30/2011	Prior Sale Date:		Yr Built/Eff:	1944 / 1944
Sale Price:	\$239,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	1421570	Acres:	0.11	Fireplace:	Y / 1
1st Mtg Amt:	\$191,200	Lot Area:	5,001	Pool:	
Total Value:	\$239,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	PARKING AVAIL

Comp #:4			Distance From Subject:0.17 (miles)		
Address: 886 OCEANSIDE ST, WILMINGTON, CA 90744-1125					
Owner Name: PACHECO JOSEPH A/PACHECO JOSE H					
Seller Name: VOGEL PROPERTIES LP					
APN:	7404-032-019	Map Reference:	74-C2 / 794-E3	Living Area:	1,012
County:	LOS ANGELES, CA	Census Tract:	2941.10	Total Rooms:	6
Subdivision:	11986	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/07/2012	Prior Rec Date:	05/09/2005	Bath(F/H):	1 /
Sale Date:	04/26/2012	Prior Sale Date:	03/29/2005	Yr Built/Eff:	1944 / 1944
Sale Price:	\$272,000	Prior Sale Price:	\$413,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	BUNGALOW
Document #:	847288	Acres:	0.12	Fireplace:	Y / 1
1st Mtg Amt:	\$261,497	Lot Area:	5,054	Pool:	
Total Value:	\$275,000	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	1 / 2	Parking:	DETACHED GARAGE

Comp #: 5			Distance From Subject: 0.19 (miles)
Address: 768 E BONDS ST, CARSON, CA 90745-6001			
Owner Name: GASPARYAN AMBARTSUM			
Seller Name: ARREDONDO JOSE L			
APN: 7404-011-005	Map Reference: 74-C1 / 794-E3	Living Area: 1,111	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 6	
Subdivision: 5766	Zoning: CARS*	Bedrooms: 3	
Rec Date: 10/05/2012	Prior Rec Date: 08/01/2007	Bath(F/H): 2 /	
Sale Date: 09/21/2012	Prior Sale Date: 05/31/2007	Yr Built/Eff: 1963 / 1963	
Sale Price: \$180,000	Prior Sale Price: \$410,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1505858	Acres: 0.09	Fireplace: /	
1st Mtg Amt: \$135,000	Lot Area: 4,028	Pool:	
Total Value: \$219,000	# of Stories: 1.00	Roof Mat: GRAVEL & ROCK	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 6			Distance From Subject: 0.2 (miles)
Address: 772 E BONDS ST, CARSON, CA 90745-6001			
Owner Name: OLIVARES BRAULIO & ANAHI			
Seller Name: FEDERAL NATL MTG ASSN FNMA			
APN: 7404-011-006	Map Reference: 74-C1 / 794-E3	Living Area: 1,170	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 5	
Subdivision: 5766	Zoning: CARS*	Bedrooms: 3	
Rec Date: 12/09/2011	Prior Rec Date: 03/16/1979	Bath(F/H): 1 /	
Sale Date: 10/28/2011	Prior Sale Date:	Yr Built/Eff: 1949 / 1956	
Sale Price: \$229,000	Prior Sale Price: \$13,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1664871	Acres: 0.09	Fireplace: /	
1st Mtg Amt: \$223,194	Lot Area: 4,022	Pool:	
Total Value: \$229,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #: 7			Distance From Subject: 0.21 (miles)
Address: 24437 SEAGROVE AVE, WILMINGTON, CA 90744-1128			
Owner Name: TRUJILLO GUILLERMO T & DESIREE M			
Seller Name: HERNANDEZ JOSE M & LISA S			
APN: 7404-034-020	Map Reference: 74-C1 / 794-F3	Living Area: 1,211	
County: LOS ANGELES, CA	Census Tract: 2941.10	Total Rooms: 7	
Subdivision: 11986	Zoning: LAR1	Bedrooms: 4	
Rec Date: 10/02/2012	Prior Rec Date: 06/01/2006	Bath(F/H): 1 /	
Sale Date: 09/10/2012	Prior Sale Date: 05/25/2006	Yr Built/Eff: 1944 / 1948	
Sale Price: \$210,000	Prior Sale Price: \$492,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1479186	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$209,902	Lot Area: 5,250	Pool:	
Total Value: \$246,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 8			Distance From Subject: 0.22 (miles)
Address: 839 E DELORAS DR, CARSON, CA 90745-6103			
Owner Name: BENEDICT JAKE			
Seller Name: DELORAS PTSHP			
APN: 7404-035-035	Map Reference: 74-C1 / 794-E3	Living Area: 1,141	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 5	
Subdivision: 25332	Zoning: CARS*	Bedrooms: 3	
Rec Date: 02/13/2012	Prior Rec Date: 12/16/2011	Bath(F/H): 2 /	
Sale Date: 01/17/2012	Prior Sale Date: 11/17/2011	Yr Built/Eff: 1960 / 1960	
Sale Price: \$300,000	Prior Sale Price: \$200,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 237178	Acres: 0.09	Fireplace: /	
1st Mtg Amt: \$306,450	Lot Area: 4,009	Pool:	
Total Value: \$200,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #: 9			Distance From Subject: 0.23 (miles)
Address:	781 E BONDS ST, CARSON, CA 90745-6002		
Owner Name:	MCGRATH TRICIA		
Seller Name:	CARMODY EDWARD C		
APN:	7404-010-025	Map Reference:	74-C1 / 794-E3
County:	LOS ANGELES, CA	Census Tract:	5439.05
Subdivision:	5766	Zoning:	CARS*
Rec Date:	12/05/2012	Prior Rec Date:	
Sale Date:	11/09/2012	Prior Sale Date:	
Sale Price:	\$152,000	Prior Sale Price:	
Sale Type:	UNKNOWN	Prior Sale Type:	
Document #:	1868479	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,684
Total Value:	\$82,734	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/
		Living Area:	960
		Total Rooms:	6
		Bedrooms:	4
		Bath(F/H):	1 /
		Yr Built/Eff:	1945 / 1945
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	

Comp #: 10			Distance From Subject: 0.23 (miles)
Address:	24408 MARINE AVE, CARSON, CA 90745-6520		
Owner Name:	THR CALIFORNIA LP		
Seller Name:	NATIONSTAR MTG LLC		
APN:	7406-020-019	Map Reference:	74-C1 / 794-E3
County:	LOS ANGELES, CA	Census Tract:	5437.03
Subdivision:	21144	Zoning:	CARS*
Rec Date:	01/07/2013	Prior Rec Date:	01/20/2006
Sale Date:	12/26/2012	Prior Sale Date:	12/07/2005
Sale Price:	\$247,000	Prior Sale Price:	\$539,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	19704	Acres:	0.11
1st Mtg Amt:		Lot Area:	4,942
Total Value:	\$292,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,232
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1958 / 1958
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #: 11			Distance From Subject: 0.23 (miles)
Address:	24409 SEAGROVE AVE, WILMINGTON, CA 90744-1128		
Owner Name:	AVILA LUIS & DELIA/AVILA LUIS D		
Seller Name:	GB INLAND PROPERTIES LLC		
APN:	7404-034-015	Map Reference:	74-C1 / 794-F3
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	11986	Zoning:	LAR1
Rec Date:	09/28/2012	Prior Rec Date:	12/08/2005
Sale Date:	09/17/2012	Prior Sale Date:	09/28/2005
Sale Price:	\$295,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1468532	Acres:	0.11
1st Mtg Amt:	\$284,747	Lot Area:	5,007
Total Value:	\$247,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 3
		Living Area:	1,038
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #: 12			Distance From Subject: 0.24 (miles)
Address:	24426 SEAGROVE AVE, WILMINGTON, CA 90744-1129		
Owner Name:	BANUELOS RAMON/CERVANTES CLEMENTINA S		
Seller Name:	PACIFICA SEACOVE LP		
APN:	7404-034-008	Map Reference:	74-C1 / 794-F3
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	11986	Zoning:	LAR1
Rec Date:	11/27/2012	Prior Rec Date:	12/16/1987
Sale Date:	11/06/2012	Prior Sale Date:	10/1987
Sale Price:	\$280,000	Prior Sale Price:	\$135,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1800046	Acres:	0.13
1st Mtg Amt:	\$224,000	Lot Area:	5,599
Total Value:	\$205,711	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,003
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1944 / 1944
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	DETACHED GARAGE

Comp #:13			Distance From Subject:0.25 (miles)
Address: 610 E REALTY ST, CARSON, CA 90745-6016			
Owner Name: CHAVEZ SALVADOR/RAMIREZ NORMA K			
Seller Name: SPEN-CAR INC			
APN: 7404-016-030	Map Reference: 74-C1 / 794-E3	Living Area: 1,232	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 3	
Subdivision: FACTORY CENTER	Zoning: CARS*	Bedrooms: 3	
Rec Date: 12/13/2011	Prior Rec Date: 05/31/2007	Bath(F/H): 1 /	
Sale Date: 10/28/2011	Prior Sale Date: 04/03/2007	Yr Built/Eff: 1920 / 1930	
Sale Price: \$290,000	Prior Sale Price: \$510,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style:	
Document #: 1680272	Acres: 0.15	Fireplace: /	
1st Mtg Amt: \$282,648	Lot Area: 6,642	Pool:	
Total Value: \$290,000	# of Stories: /	Roof Mat:	
Land Use: SFR	Park Area/Cap#: /	Parking:	

Comp #:14			Distance From Subject:0.27 (miles)
Address: 24231 SEAGROVE AVE, CARSON, CA 90745-6118			
Owner Name: TALOZA RODEL & MICHELLE			
Seller Name: PENNYMAC REO 2011-NPL1 LLC			
APN: 7404-035-008	Map Reference: 74-C1 / 794-F3	Living Area: 1,144	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 6	
Subdivision: 25332	Zoning: CARS*	Bedrooms: 4	
Rec Date: 07/25/2012	Prior Rec Date: 07/17/2003	Bath(F/H): 2 /	
Sale Date: 06/11/2012	Prior Sale Date: 05/27/2003	Yr Built/Eff: 1960 / 1960	
Sale Price: \$272,000	Prior Sale Price: \$279,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1100052	Acres: 0.13	Fireplace: /	
1st Mtg Amt: \$262,480	Lot Area: 5,689	Pool:	
Total Value: \$225,420	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 4	Parking: PARKING AVAIL	

Comp #:15			Distance From Subject:0.29 (miles)
Address: 756 E PACIFIC ST, CARSON, CA 90745-6014			
Owner Name: ORTEGA RAFAEL P			
Seller Name: AURORA LN SVCS LLC			
APN: 7404-010-002	Map Reference: 74-C1 / 794-E3	Living Area: 1,241	
County: LOS ANGELES, CA	Census Tract: 5439.05	Total Rooms: 4	
Subdivision: 5766	Zoning: CARS*	Bedrooms: 3	
Rec Date: 04/12/2012	Prior Rec Date: 06/18/2004	Bath(F/H): 2 /	
Sale Date: 03/02/2012	Prior Sale Date: 05/25/2004	Yr Built/Eff: 1930 / 1956	
Sale Price: \$252,000	Prior Sale Price: \$280,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 549847	Acres: 0.10	Fireplace: /	
1st Mtg Amt: \$245,611	Lot Area: 4,498	Pool:	
Total Value: \$300,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: PARKING AVAIL	

Comp #:16			Distance From Subject:0.29 (miles)
Address: 1731 BROAD AVE, WILMINGTON, CA 90744-1401			
Owner Name: PALOMO JAIME & GUILLERMINA/PALOMO GUILLERMINA			
Seller Name: ING BK FSB			
APN: 7422-001-017	Map Reference: 74-C2 / 794-E4	Living Area: 936	
County: LOS ANGELES, CA	Census Tract: 2941.10	Total Rooms: 4	
Subdivision: 1419	Zoning: LAR1	Bedrooms: 2	
Rec Date: 10/29/2012	Prior Rec Date: 02/17/2006	Bath(F/H): 1 /	
Sale Date: 10/08/2012	Prior Sale Date: 12/14/2005	Yr Built/Eff: 1960 / 1960	
Sale Price: \$190,000	Prior Sale Price: \$405,000	Air Cond:	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 1636268	Acres: 0.07	Fireplace: /	
1st Mtg Amt: \$150,000	Lot Area: 3,234	Pool:	
Total Value: \$220,000	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 1	Parking: PARKING AVAIL	

Comp #:17			Distance From Subject:0.38 (miles)
Address:	840 E LINCOLN ST, CARSON, CA 90745-6104		
Owner Name:	BALA HONORIO		
Seller Name:	1818 PROPERTIES LLC		
APN:	7404-007-010	Map Reference:	74-C1 / 794-E2
County:	LOS ANGELES, CA	Census Tract:	5439.05
Subdivision:	5766	Zoning:	CARS*
Rec Date:	06/27/2012	Prior Rec Date:	05/24/2011
Sale Date:	05/09/2012	Prior Sale Date:	12/27/2010
Sale Price:	\$284,500	Prior Sale Price:	\$185,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	949061	Acres:	0.10
1st Mtg Amt:	\$279,346	Lot Area:	4,564
Total Value:	\$188,700.	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,139
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1950 / 1956
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:18			Distance From Subject:0.4 (miles)
Address:	125 E CHANDLER ST, WILMINGTON, CA 90744-1413		
Owner Name:	HERNANDEZ EFREN JR & ISABEL R		
Seller Name:	MARJAY PROPERTIES CORP		
APN:	7422-002-008	Map Reference:	74-C2 / 794-E4
County:	LOS ANGELES, CA	Census Tract:	2941.10
Subdivision:	2009	Zoning:	LAR1
Rec Date:	12/23/2011	Prior Rec Date:	10/26/2006
Sale Date:	11/21/2011	Prior Sale Date:	10/13/2006
Sale Price:	\$255,000	Prior Sale Price:	\$445,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1746638	Acres:	0.15
1st Mtg Amt:	\$248,535	Lot Area:	6,400
Total Value:	\$255,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	954
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	1 /
		Yr Built/Eff:	1953 / 1953
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:19			Distance From Subject:0.4 (miles)
Address:	24513 PANAMA AVE, CARSON, CA 90745-6427		
Owner Name:	TAYLOR LA TIJERA/MAXIE CHRISTOPHER		
Seller Name:	TATTERSALL JOHN L		
APN:	7406-038-025	Map Reference:	74-B1 / 794-D3
County:	LOS ANGELES, CA	Census Tract:	5437.03
Subdivision:	28564	Zoning:	CARS*
Rec Date:	11/07/2011	Prior Rec Date:	01/07/1988
Sale Date:	10/03/2011	Prior Sale Date:	12/1987
Sale Price:	\$236,000	Prior Sale Price:	\$152,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	1501309	Acres:	0.11
1st Mtg Amt:	\$230,017	Lot Area:	4,726
Total Value:	\$236,000	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,115
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1968 / 1968
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	/
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	BUILT-IN

Comp #:20			Distance From Subject:0.4 (miles)
Address:	1707 N MARINE AVE, WILMINGTON, CA 90744-1346		
Owner Name:	BRAKEFIELD JEFFREY A		
Seller Name:	BRAKEFIELD ALAN		
APN:	7421-006-015	Map Reference:	74-C2 / 794-E4
County:	LOS ANGELES, CA	Census Tract:	2942.00
Subdivision:	1419	Zoning:	LAR1
Rec Date:	11/21/2012	Prior Rec Date:	
Sale Date:	10/08/2012	Prior Sale Date:	
Sale Price:	\$240,000	Prior Sale Price:	
Sale Type:	FULL	Prior Sale Type:	
Document #:	1780475	Acres:	0.12
1st Mtg Amt:	\$120,000	Lot Area:	5,341
Total Value:	\$37,040	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,049
		Total Rooms:	5
		Bedrooms:	2
		Bath(F/H):	1 /
		Yr Built/Eff:	1927 / 1927
		Air Cond:	
		Style:	SPANISH
		Fireplace:	/
		Pool:	
		Roof Mat:	ROLL COMPOSITION
		Parking:	PARKING AVAIL

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 24611 SOUTH LAKME AVENUE, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 7404-021-023

Date: February 1, 2013

CASE#: 394652
ORDER NO: A-2633382

EFFECTIVE DATE OF ORDER TO COMPLY: October 25, 2010
COMPLIANCE EXPECTED DATE: November 19, 2010
DATE COMPLIANCE OBTAINED: January 18, 2011

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2633382

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**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**

**ROBERT R. "Bud" OVROM
GENERAL MANAGER**

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

ORDER TO COMPLY

**GARCIA, ABRAHAM O
24611 LAKME AVE
WILMINGTON, CA 90744**

**CASE #: 394652
ORDER #: A-2633382
EFFECTIVE DATE: October 25, 2010
COMPLIANCE DATE: November 19, 2010**

**OWNER OF
SITE ADDRESS: 24611 S LAKME AVE
ASSESSORS PARCEL NO.: 7404-021-023
ZONE: R1; One-Family Zone**

**MAILED
10/19/10**

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. Failure to provide or maintain the required off street parking.

You are therefore ordered to: 1) Provide and/or maintain the required off street parking.

Code Section(s) in Violation: 12.21A.1.(a), 12.08.A and 12.21A.4.(m) of the L.A.M.C.

Location: Garage.

Comments: Remove stored items in front of garage door and door to be openable.

2. Open storage in a residential zone.

You are therefore ordered to: 1) Discontinue the open storage in a residential zone.

Code Section(s) in Violation: 12.03, 12.21A.1.(a), 12.21A.8.(a), 12.08.A and 12.21A.8.(b) of the L.A.M.C.

Location: Entire lot.

3. Right of entry for inspection.

You are therefore ordered to:

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

Location: Detached garage

Comments: Complete inspection required for interior of garage. Call for appointment.

1-18-11

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.



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

A proposed noncompliance fee in the amount of \$550.00 may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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

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

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


PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (310)732-4532. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: 

Date: October 13, 2010

BOB DUNN
638 S. BEACON ST., ROOM 276
SAN PEDRO, CA 90731
(310)732-4532


REVIEWED BY