

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

VAN AMBATIELOS
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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
501 NORTH FIGUEROA STREET
LOS ANGELES, CA 90015

FRANK M. BUSH
GENERAL MANAGER

OSAMA YOUNAN, P.E.
EXECUTIVE OFFICER

August 09, 2017

Council District: # 15

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

JOB ADDRESS: **545 WEST 127TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6132-001-017**
Re: Invoice # 638520-0

On December 04, 2014 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **545 West 127th Street, Los Angeles, California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0451, the property owner was issued an order on December 04, 2014 to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

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

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

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

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

Lien confirmed by
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

BY: _____
DEPUTY



P.O. BOX 5152
CULVER CITY, CA 90231
Phone 310-943-9235 latitle@in2-res.com

Property Title Report

Work Order No. T14394
Dated as of: 06/27/2017

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6132-001-017

Property Address: 545 W 127TH ST **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED

Grantee : J ISAAC MARTIN M AND SARA MARTIN & ISAAC MARTIN JR AND JAIME MARTIN

Grantor : RUBEN LUGO

Deed Date : 11/22/2000

Recorded : 01/31/2001

Instr No. : 01-0166275

MAILING ADDRESS: J ISAAC MARTIN M AND SARA MARTIN & ISAAC MARTIN JR AND JAIME MARTIN
545 W 127TH ST LOS ANGELES CA 90044

SCHEDULE B

LEGAL DESCRIPTION

Lot: 25,26 **Block:** 18 **Abbreviated Description:** LOT:25,26 BLK:18

CITY:REGION/CLUSTER: 14/14146 ATHENS EX OF ST LOTS 25 AND 26 BLK 18

City/Muni/Twp: REGION/CLUSTER: 14/14146

MORTGAGES/LIENS

Type of Document: DEED OF TRUST

Recording Date: 01/31/2001

Document #: 01-0166276

Loan Amount: \$135,867

Lender Name: COUNTRYWIDE HOME LOANS INC

Borrowers Name: MARTIN M, J ISAAC; MARTIN, SARA

MAILING ADDRESS: COUNTRYWIDE HOME LOANS INC
P.O BOX 10266 VAN NUYS, CA 91410



.01-0166275

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JAN 31 2001
AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)
DEED

FEE

FEE \$13 F
3

D.T.T.

11 22
/ 22

CODE
20

CODE
19

CODE
9

NOTICE TO THE PUBLIC

Assessor's Identification Number (AIN)
To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6132 001 017

001

THIS FORM IS NOT TO BE DUPLICATED

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RECORDING REQUESTED BY
United Title
AND WHEN RECORDED MAIL TO:
Jaime Martin
Issac Martin
Issac Martin, Jr.
Sara Martin
545 W. 127th St.
Los Angeles, Ca. 90044

01 0166275

Space Above This Line for Recorder's Use Only

A.P.N.: 6132-001-017

Order No.: 12017113-8

AP (circled) 44 (circled)

Escrow No.: 12022SM

GRANT DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$151.80 & CITY \$621.00
[X] computed on full value of property conveyed, or
[] computed on full value less value of liens or encumbrances remaining at time of sale,
[] unincorporated area; [X] City of Los Angeles, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,
Ruben Lugo, A Married Man as his sole and separate property

hereby GRANT(S) to ~~J. ISAAC MARTIN M., AND SARA MARTIN, HUSBAND AND WIFE~~
~~and Issac Martin, Jr., a single man, and Jaime Martin, a single man,~~
~~AND SARA MARTIN~~ **ALL AS JOINT TENANTS**

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

Lots 25 and 26 Block 18 of Athens, in the City of Los Angeles, County of Los Angeles, California as per map recorded in Book 8, Page(s) 146 and 147, of Maps in the Office of the County Recorder of said County. Complete legal description attached hereto and made a part hereof as Exhibit "A".

Ruben Lugo
Ruben Lugo

Document Date: November 22, 2000

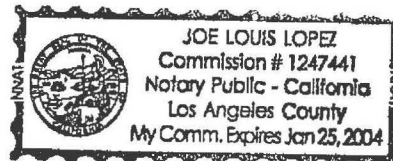
STATE OF CALIFORNIA)
COUNTY OF Los Angeles) SS
On 12-28-00 before me, "Joe Louis Lopez, Notary Public"
personally appeared Ruben Lugo

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 Joe Louis Lopez

This area for official notarial seal.



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

ORDER NO 12017113-8

EXHIBIT "A"

THOSE PORTION OF LOTS 25 AND 26 IN BLOCK 18 OF ATHENS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 25, DISTANT ALONG SAID EASTERLY LINE NORTH 00° 12' 40" EAST, 120.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 25, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 60074) RECORDED JULY 12, 1971 IN BOOK D5119 PAGE 871, OF OFFICIAL RECORDS IN SAID OFFICE; THENCE SOUTH 36° 34' 48" WEST, 149.72 FEET TO THE SOUTHERLY LINE OF SAID LOT 26 AND THE GENERAL NORTHERLY LINE OF SAID PARCEL 12 OF STATE HIGHWAY RELINQUISHMENT NO. 194 RECORDED JANUARY 13, 1964 IN BOOK D2320 PAGE 515 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID GENERAL NORTHERLY LINE THE FOLLOWING FOUR COURSES; NORTH 89° 48' 43" EAST 7.06 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 36.00 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 44° 08' 56" EAST, GENERALLY NORTHEASTERLY AND EASTERLY ALONG SAID CURVE, THROUGH ANGLE OF 86° 51' 39", AN ARC DISTANCE OF 54.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE OF LAST SAID CURVE THROUGH SAID POINT BEARS NORTH 41° 13' 18" EAST; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 07° 51' 05" AN ARC DISTANCE OF 3.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 25, THENCE CONTINUING ALONG SAID GENERAL NORTHERLY LINE NORTH 89° 48' 43" EAST, 12.91 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 12; THENCE ALONG LAST SAID SOUTHERLY LINE NORTH 89° 48' 43" EAST, 16.74 FEET TO SAID SOUTHEASTERLY CORNER OF SAID LOT 25; THENCE ALONG SAID EASTERLY LINE NORTH 00° 12' 40" EAST, 120.00 FEET TO THE POINT OF BEGINNING.

01 0166275

ORDER NO 12017113-8

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EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY IMELDA VAN BEEK, WHO ACQUIRED TITLE AS IMELDA MOORE VAN BEEK, A WIDOW AND MARGARET CATHERINE CHANDLER, A MARRIED WOMAN, IN DEED RECORDED AUGUST 27, 1970 IN BOOK D 4814 PAGE 402 AND RECORDED APRIL 28, 1971 IN BOOK D 5039 PAGE 657, BOTH OFFICIAL RECORDS.

01 0166275



01-0166276

RECORDED/FILED IN OFFICIAL RECORDS
RECORDER'S OFFICE
LOS ANGELES COUNTY
CALIFORNIA
JAN 31 2001 AT 8 A.M.

SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

FEE

FEE \$ *400* F

D.T.T.

CODE
20

D.A. FEE Code 20

\$ 400

CODE
19

CODE
9

RECORDED BY: *SMI-S4*

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

THIS FORM IS NOT TO BE DUPLICATED

2

01 0166276

United Title
RECORDING REQUESTED BY:
 M. STEPHENS
AND WHEN RECORDED MAIL TO:
 COUNTRYWIDE HOME LOANS, INC.

 MSN SV-79 / DOCUMENT CONTROL DEPT.
 P.O. BOX 10266
 VAN NUYS, CALIFORNIA 91410-0266

SPACE ABOVE FOR RECORDERS USE

PARCEL ID #: 6132-001-017
 Prepared by: E. DELGADO

LOAN #: 3259785
 ESCROW/CLOSING #: 12022SM

State of California

DEED OF TRUST

FHA Case No.

CA1971962054703

THIS DEED OF TRUST ("Security Instrument") is made on January 23, 2001 . The Trustor is
 J. ISAAC MARTIN M., AND SARA MARTIN, HUSBAND AND WIFE AND ISAAC MARTIN JR,
 A SINGLE MAN AND JAIME MARTIN, A SINGLE MAN, ALL AS JOINT TENANTS

("Borrower"). The trustee is
 CTC REAL ESTATE SERVICES
 155 N. LAKE AVENUE, PASADENA, CA. 91109 ,

("Trustee"). The beneficiary is
 COUNTRYWIDE HOME LOANS, INC.
 which is organized and existing under the laws of NEW YORK , and whose address is
 4500 PARK GRANADA, CALABASAS, CA 91302-1613

("Lender"). Borrower owes Lender the principal sum of
 ONE HUNDRED THIRTY FIVE THOUSAND EIGHT HUNDRED SIXTY SEVEN and 00/100
 Dollars (U.S.\$ 135,867.00). This debt is evidenced by Borrower's note dated the same date as this
 Security Instrument ("Note"), which provides for monthly payments, with the full debt, if not paid earlier, due and
 payable on February 1, 2031 . This Security Instrument secures to Lender: (a) the repayment of the debt
 evidenced by the Note, with interest, and all renewals, extensions and modifications of the Note; (b) the payment of all
 other sums, with interest, advanced under paragraph 7 to protect the security of this Security Instrument; and (c) the
 performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose,
 Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the following described property
 located in LOS ANGELES County, California:



SM
[Signature]
[Signature]

3

CASE #: CA1971962054703

LOAN #: 3259785

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

which has the address of 545 WEST 127TH STREET LOS ANGELES

[Street, City]

California 90044- ("Property Address");

[Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seized of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

Borrower and Lender covenant and agree as follows:

UNIFORM COVENANTS.

1. **Payment of Principal, Interest and Late Charge.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and late charges due under the Note.

2. **Monthly Payment of Taxes, Insurance and Other Charges.** Borrower shall include in each monthly payment, together with the principal and interest as set forth in the Note and any late charges, a sum for (a) taxes and special assessments levied or to be levied against the Property, (b) leasehold payments or ground rents on the Property, and (c) premiums for insurance required under paragraph 4. In any year in which the Lender must pay a mortgage insurance premium to the Secretary of Housing and Urban Development ("Secretary"), or in any year in which such premium would have been required if Lender still held the Security Instrument, each monthly payment shall also include either: (i) a sum for the annual mortgage insurance premium to be paid by Lender to the Secretary, or (ii) a monthly charge instead of a mortgage insurance premium if this Security Instrument is held by the Secretary, in a reasonable amount to be determined by the Secretary. Except for the monthly charge by the Secretary, these items are called "Escrow Items" and the sums paid to Lender are called "Escrow Funds."

Lender may, at any time, collect and hold amounts for Escrow Items in an aggregate amount not to exceed the maximum amount that may be required for Borrower's escrow account under the Real Estate Settlement Procedures Act of 1974, 12 U.S.C. Section 2601 et seq. and implementing regulations, 24 CFR Part 3500, as they may be amended from time to time ("RESPA"), except that the cushion or reserve permitted by RESPA for unanticipated disbursements or disbursements before the Borrower's payments are available in the account may not be based on amounts due for the mortgage insurance premium.

If the amounts held by Lender for Escrow Items exceed the amounts permitted to be held by RESPA, Lender shall account to Borrower for the excess funds as required by RESPA. If the amounts of funds held by Lender at any time are not sufficient to pay the Escrow Items when due, Lender may notify the Borrower and require Borrower to make up the shortage as permitted by RESPA.

The Escrow Funds are pledged as additional security for all sums secured by this Security Instrument. If Borrower tenders to Lender the full payment of all such sums, Borrower's account shall be credited with the balance remaining for all installment items (a), (b), and (c) and any mortgage insurance premium installment that Lender has not become obligated to pay to the Secretary, and Lender shall promptly refund any excess funds to Borrower. Immediately prior to a foreclosure sale of the Property or its acquisition by Lender, Borrower's account shall be credited with any balance remaining for all installments for items (a), (b), and (c).

S.M. [Signature] J.M. [Signature] Initials: J.M.

CASE #: CA1971962054703

LOAN #: 3259785

3. Application of Payments. All payments under paragraphs 1 and 2 shall be applied by Lender as follows:

First, to the mortgage insurance premium to be paid by Lender to the Secretary or to the monthly charge by the Secretary instead of the monthly mortgage insurance premium;

Second, to any taxes, special assessments, leasehold payments or ground rents, and fire, flood and other hazard insurance premiums, as required;

Third, to interest due under the Note;

Fourth, to amortization of the principal of the Note; and

Fifth, to late charges due under the Note.

4. Fire, Flood and Other Hazard Insurance. Borrower shall insure all improvements on the Property, whether now in existence or subsequently erected, against any hazards, casualties, and contingencies, including fire, for which Lender requires insurance. This insurance shall be maintained in the amounts and for the periods that Lender requires. Borrower shall also insure all improvements on the Property, whether now in existence or subsequently erected, against loss by floods to the extent required by the Secretary. All insurance shall be carried with companies approved by Lender. The insurance policies and any renewals shall be held by Lender and shall include loss payable clauses in favor of, and in a form acceptable to, Lender.

In the event of loss, Borrower shall give Lender immediate notice by mail. Lender may make proof of loss if not made promptly by Borrower. Each insurance company concerned is hereby authorized and directed to make payment for such loss directly to Lender, instead of to Borrower and to Lender jointly. All or any part of the insurance proceeds may be applied by Lender, at its option, either (a) to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order in paragraph 3, and then to prepayment of principal, or (b) to the restoration or repair of the damaged Property. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments which are referred to in paragraph 2, or change the amount of such payments. Any excess insurance proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

In the event of foreclosure of this Security Instrument or other transfer of title to the Property that extinguishes the indebtedness, all right, title and interest of Borrower in and to insurance policies in force shall pass to the purchaser.

5. Occupancy, Preservation, Maintenance and Protection of the Property; Borrower's Loan Application; Leaseholds. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within sixty days after the execution of this Security Instrument (or within sixty days of a later sale or transfer of the Property) and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender determines that requirement will cause undue hardship for Borrower, or unless extenuating circumstances exist which are beyond Borrower's control. Borrower shall notify Lender of any extenuating circumstances. Borrower shall not commit waste or destroy, damage or substantially change the Property or allow the Property to deteriorate, reasonable wear and tear excepted. Lender may inspect the Property if the Property is vacant or abandoned or the loan is in default. Lender may take reasonable action to protect and preserve such vacant or abandoned Property. Borrower shall also be in default if Borrower, during the loan application process, gave materially false or inaccurate information or statements to Lender (or failed to provide Lender with any material information) in connection with the loan evidenced by the Note, including, but not limited to, representations concerning Borrower's occupancy of the Property as a principal residence. If this Security Instrument is on a leasehold, Borrower shall comply with the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and fee title shall not be merged unless Lender agrees to the merger in writing.

6. Condemnation. The proceeds of any award or claim for damages, direct or consequential, in connection with any condemnation or other taking of any part of the Property, or for conveyance in place of condemnation, are hereby assigned and shall be paid to Lender to the extent of the full amount of the indebtedness that remains unpaid under the Note and this Security Instrument. Lender shall apply such proceeds to the reduction of the indebtedness under the Note and this Security Instrument, first to any delinquent amounts applied in the order provided in paragraph 3, and then to prepayment of principal. Any application of the proceeds to the principal shall not extend or postpone the due date of the monthly payments, which are referred to in paragraph 2, or change the amount of such payments. Any excess proceeds over an amount required to pay all outstanding indebtedness under the Note and this Security Instrument shall be paid to the entity legally entitled thereto.

7. Charges to Borrower and Protection of Lender's Rights in the Property. Borrower shall pay all governmental or municipal charges, fines and impositions that are not included in paragraph 2. Borrower shall pay these obligations on time directly to the entity which is owed the payment. If failure to pay would adversely affect Lender's interest in the Property, upon Lender's request Borrower shall promptly furnish to Lender receipts evidencing these payments.

CASE #: CA1971962054703

LOAN #: 3259785

If Borrower fails to make these payments or the payments required by paragraph 2, or fails to perform any other covenants and agreements contained in this Security Instrument, or there is a legal proceeding that may significantly affect Lender's rights in the Property (such as a proceeding in bankruptcy, for condemnation or to enforce laws or regulations), then Lender may do and pay whatever is necessary to protect the value of the Property and Lender's rights in the Property, including payment of taxes, hazard insurance and other items mentioned in paragraph 2.

Any amounts disbursed by Lender under this paragraph shall become an additional debt of Borrower and be secured by this Security Instrument. These amounts shall bear interest from the date of disbursement, at the Note rate, and at the option of Lender, shall be immediately due and payable.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender; (b) contests in good faith the lien by, or defends against enforcement of the lien in, legal proceedings which in the Lender's opinion operate to prevent the enforcement of the lien; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which may attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Borrower shall satisfy the lien or take one or more of the actions set forth above within 10 days of the giving of notice.

8. Fees. Lender may collect fees and charges authorized by the Secretary.

9. Grounds for Acceleration of Debt.

(a) **Default.** Lender may, except as limited by regulations issued by the Secretary, in the case of payment defaults, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) Borrower defaults by failing to pay in full any monthly payment required by this Security Instrument prior to or on the due date of the next monthly payment, or
- (ii) Borrower defaults by failing, for a period of thirty days, to perform any other obligations contained in this Security Instrument.

(b) **Sale Without Credit Approval.** Lender shall, if permitted by applicable law (including Section 341(d) of the Garn-St. Germain Depository Institutions Act of 1982, 12 U.S.C. 1701j-3(d)) and with the prior approval of the Secretary, require immediate payment in full of all sums secured by this Security Instrument if:

- (i) All or part of the Property, or a beneficial interest in a trust owning all or part of the Property, is sold or otherwise transferred (other than by devise or descent), and
- (ii) The Property is not occupied by the purchaser or grantee as his or her principal residence, or the purchaser or grantee does so occupy the Property but his or her credit has not been approved in accordance with the requirements of the Secretary.

(c) **No Waiver.** If circumstances occur that would permit Lender to require immediate payment in full, but Lender does not require such payments, Lender does not waive its rights with respect to subsequent events.

(d) **Regulations of HUD Secretary.** In many circumstances regulations issued by the Secretary will limit Lender's rights, in the case of payment defaults, to require immediate payment in full and foreclose if not paid. This Security Instrument does not authorize acceleration or foreclosure if not permitted by regulations of the Secretary.

(e) **Mortgage Not Insured.** Borrower agrees that if this Security Instrument and the Note are not determined to be eligible for insurance under the National Housing Act within 60 days from the date hereof, Lender may, at its option, require immediate payment in full of all sums secured by this Security Instrument. A written statement of any authorized agent of the Secretary dated subsequent to 60 days from the date hereof, declining to insure this Security Instrument and the Note, shall be deemed conclusive proof of such ineligibility. Notwithstanding the foregoing, this option may not be exercised by Lender when the unavailability of insurance is solely due to Lender's failure to remit a mortgage insurance premium to the Secretary.

10. Reinstatement. Borrower has a right to be reinstated if Lender has required immediate payment in full because of Borrower's failure to pay an amount due under the Note or this Security Instrument. This right applies even after foreclosure proceedings are instituted. To reinstate the Security Instrument, Borrower shall tender in a lump sum all amounts required to bring Borrower's account current including, to the extent they are obligations of Borrower under this Security Instrument, foreclosure costs and reasonable and customary attorneys' fees and expenses properly associated with the foreclosure proceeding. Upon reinstatement by Borrower, this Security Instrument and the obligations that it secures shall remain in effect as if Lender had not required immediate payment in full. However, Lender is not required to permit reinstatement if: (i) Lender has accepted reinstatement after the commencement of

CASE #: CA1971962054703

LOAN #: 3259785

foreclosure proceedings within two years immediately preceding the commencement of a current foreclosure proceeding, (ii) reinstatement will preclude foreclosure on different grounds in the future, or (iii) reinstatement will adversely affect the priority of the lien created by this Security Instrument.

11. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time of payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to any successor in interest of Borrower shall not operate to release the liability of the original Borrower or Borrower's successor in interest. Lender shall not be required to commence proceedings against any successor in interest or refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or Borrower's successors in interest. Any forbearance by Lender in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

12. Successors and Assigns Bound; Joint and Several Liability; Co-Signers. The covenants and agreements of this Security Instrument shall bind and benefit the successors and assigns of Lender and Borrower, subject to the provisions of paragraph 9(b). Borrower's covenants and agreements shall be joint and several. Any Borrower who co-signs this Security Instrument but does not execute the Note: (a) is co-signing this Security Instrument only to mortgage, grant and convey that Borrower's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower may agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without that Borrower's consent.

13. Notices. Any notice to Borrower provided for in this Security Instrument shall be given by delivering it or by mailing it by first class mail unless applicable law requires use of another method. The notice shall be directed to the Property Address or any other address Borrower designates by notice to Lender. Any notice to Lender shall be given by first class mail to Lender's address stated herein or any address Lender designates by notice to Borrower. Any notice provided for in this Security Instrument shall be deemed to have been given to Borrower or Lender when given as provided in this paragraph.

14. Governing Law; Severability. This Security Instrument shall be governed by Federal law and the law of the jurisdiction in which the Property is located. In the event that any provision or clause of this Security Instrument or the Note conflicts with applicable law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision. To this end the provisions of this Security Instrument and the Note are declared to be severable.

15. Borrower's Copy. Borrower shall be given one conformed copy of the Note and of this Security Instrument.

16. Hazardous Substances. Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property that is in violation of any Environmental Law. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property.

Borrower shall promptly give Lender written notice of any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge. If Borrower learns, or is notified by any governmental or regulatory authority, that any removal or other remediation of any Hazardous Substances affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law.

As used in this paragraph 16, "Hazardous Substances" are those substances defined as toxic or hazardous substances by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials. As used in this paragraph 16, "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

17. Assignment of Rents. Borrower unconditionally assigns and transfers to Lender all the rents and revenues of the Property. Borrower authorizes Lender or Lender's agents to collect the rents and revenues and hereby directs each tenant of the Property to pay the rents to Lender or Lender's agents. However, prior to Lender's notice to Borrower of Borrower's breach of any covenant or agreement in the Security Instrument, Borrower shall collect and receive all rents and revenues of the Property as trustee for the benefit of Lender and Borrower. This assignment of rents constitutes an absolute assignment and not an assignment for additional security only.

CASE #: CA1971962054703

LOAN #: 3259785

If Lender gives notice of breach to Borrower: (a) all rents received by Borrower shall be held by Borrower as trustee for benefit of Lender only, to be applied to the sums secured by the Security Instrument; (b) Lender shall be entitled to collect and receive all of the rents of the Property; and (c) each tenant of the Property shall pay all rents due and unpaid to Lender or Lender's agent on Lender's written demand to the tenant.

Borrower has not executed any prior assignment of the rents and has not and will not perform any act that would prevent Lender from exercising its rights under this paragraph 17.

Lender shall not be required to enter upon, take control of or maintain the Property before or after giving notice of breach to Borrower. However, Lender or a judicially appointed receiver may do so at any time there is a breach. Any application of rents shall not cure or waive any default or invalidate any other right or remedy of Lender. This assignment of rents of the Property shall terminate when the debt secured by the Security Instrument is paid in full.

18. Foreclosure Procedure. If Lender requires immediate payment in full under paragraph 9, Lender may invoke the power of sale and any other remedies permitted by applicable law. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this paragraph 18, including, but not limited to, reasonable attorneys' fees and costs of title evidence.

If Lender invokes the power of sale, Lender shall execute or cause Trustee to execute a written notice of the occurrence of an event of default and of Lender's election to cause the Property to be sold. Trustee shall cause this notice to be recorded in each county in which any part of the Property is located. Lender or Trustee shall mail copies of the notice as prescribed by applicable law to Borrower and to the other persons prescribed by applicable law. Trustee shall give public notice of sale to the persons and in the manner prescribed by applicable law. After the time required by applicable law, Trustee, without demand on Borrower, shall sell the Property at public auction to the highest bidder at the time and place and under the terms designated in the notice of sale in one or more parcels and in any order Trustee determines. Trustee may postpone sale of all or any parcel of the Property by public announcement at the time and place of any previously scheduled sale. Lender or its designee may purchase the Property at any sale.

Trustee shall deliver to the purchaser Trustee's deed conveying the Property without any covenant or warranty, expressed or implied. The recitals in the Trustee's deed shall be prima facie evidence of the truth of the statements made therein. Trustee shall apply the proceeds of the sale in the following order: (a) to all expenses of the sale, including, but not limited to, reasonable Trustee's and attorneys' fees; (b) to all sums secured by this Security Instrument; and (c) any excess to the person or persons legally entitled to it.

If the Lender's interest in this Security Instrument is held by the Secretary and the Secretary requires immediate payment in full under Paragraph 9, the Secretary may invoke the nonjudicial power of sale provided in the Single Family Mortgage Foreclosure Act of 1994 ("Act") (12 U.S.C. 3751 *et seq.*) by requesting a foreclosure commissioner designated under the Act to commence foreclosure and to sell the Property as provided in the Act. Nothing in the preceding sentence shall deprive the Secretary of any rights otherwise available to a Lender under this Paragraph 18 or applicable law.

19. Reconveyance. Upon payment of all sums secured by this Security Instrument, Lender shall request Trustee to reconvey the Property and shall surrender this Security Instrument and all notes evidencing debt secured by this Security Instrument to Trustee. Trustee shall reconvey the Property without warranty and without charge to the person or persons legally entitled to it. Such person or persons shall pay any recordation costs.

20. Substitute Trustee. Lender, at its option, may from time to time appoint a successor trustee to any Trustee appointed hereunder by an instrument executed and acknowledged by Lender and recorded in the office of the Recorder of the county in which the Property is located. The instrument shall contain the name of the original Lender, Trustee and Borrower, the book and page where this Security Instrument is recorded and the name and address of the successor trustee. Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by applicable law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

21. Request for Notices. Borrower requests that copies of the notices of default and sale be sent to Borrower's address which is the Property Address.

22. Beneficiary Statement. Lender may collect a fee, not to exceed the maximum amount permitted by law for furnishing Beneficiary statement as provided by Section 2943 of the Civil Code of California.

S.M

EM

JAM

Initials JAM

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CASE #: CA1971962054703

LOAN #: 3259785

23. Riders to this Security Instrument. If one or more riders are executed by Borrower and recorded together with this Security Instrument, the covenants of each such rider shall be incorporated into and shall amend and supplement the covenants and agreements of this Security Instrument as if the rider(s) were a part of this Security Instrument. [Check applicable box(es)].

- Condominium Rider
- Growing Equity Rider
- Other [specify]
- Planned Unit Development Rider
- Graduated Payment Rider
- CHFA TAX EXMPT FINCNG RDR

BY SIGNING BELOW, Borrower accepts and agrees to the terms contained in this Security Instrument and in any rider(s) executed by Borrower and recorded with it.

Witnesses:

J. Isaac Martin M.
 J. ISAAC MARTIN M. (Seal)
 -Borrower

Sara Martin
 SARA MARTIN (Seal)
 -Borrower

Isaac Martin Jr.
 ISAAC MARTIN JR (Seal)
 -Borrower

Jaime Martin
 JAIME MARTIN (Seal)
 -Borrower

State of California
County of *Los Angeles*

} ss.

On *01-25-01* before me, "*Joe Louis Lopez, Notary Public*"
J. Isaac Martin M, Sara Martin personally appeared
Isaac Martin Jr. Jaime Martin

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.

(This area for official notarial seal)

Joe Louis Lopez (Seal)

ORDER NO 12017113-8

EXHIBIT "A"

THOSE PORTION OF LOTS 25 AND 26 IN BLOCK 18 OF ATHENS, IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EASTERLY LINE OF SAID LOT 25, DISTANT ALONG SAID EASTERLY LINE NORTH 00° 12' 40" EAST, 120.00 FEET FROM THE SOUTHEASTERLY CORNER OF SAID LOT 25, SAID POINT BEING THE MOST SOUTHERLY CORNER OF THE LAND ACQUIRED BY THE STATE OF CALIFORNIA BY DEED (STATE PARCEL 60074) RECORDED JULY 12, 1971 IN BOOK D5119 PAGE 871, OF OFFICIAL RECORDS IN SAID OFFICE; THENCE SOUTH 36° 34' 48" WEST, 149.72 FEET TO THE SOUTHERLY LINE OF SAID LOT 26 AND THE GENERAL NORTHERLY LINE OF SAID PARCEL 12 OF STATE HIGHWAY RELINQUISHMENT NO. 194 RECORDED JANUARY 13, 1964 IN BOOK D2320 PAGE 515 OF SAID OFFICIAL RECORDS; THENCE ALONG SAID GENERAL NORTHERLY LINE THE FOLLOWING FOUR COURSES; NORTH 89° 48' 43" EAST 7.06 FEET TO A NON-TANGENT CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 36.00 FEET; THENCE FROM A TANGENT WHICH BEARS NORTH 44° 08' 56" EAST, GENERALLY NORTHEASTERLY AND EASTERLY ALONG SAID CURVE, THROUGH ANGLE OF 86° 51' 39", AN ARC DISTANCE OF 54.57 FEET TO A POINT OF REVERSE CURVE, CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 24.00 FEET, A RADIAL LINE OF LAST SAID CURVE THROUGH SAID POINT BEARS NORTH 41° 13' 18" EAST; THENCE SOUTHEASTERLY ALONG LAST SAID CURVE THROUGH AN ANGLE OF 07° 51' 05" AN ARC DISTANCE OF 3.29 FEET TO THE SOUTHERLY LINE OF SAID LOT 25, THENCE CONTINUING ALONG SAID GENERAL NORTHERLY LINE NORTH 89° 48' 43" EAST, 12.91 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL 12; THENCE ALONG LAST SAID SOUTHERLY LINE NORTH 89° 48' 43" EAST, 16.74 FEET TO SAID SOUTHEASTERLY CORNER OF SAID LOT 25; THENCE ALONG SAID EASTERLY LINE NORTH 00° 12' 40" EAST, 120.00 FEET TO THE POINT OF BEGINNING.

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SM

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ORDER NO 12017113-8

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EXCEPT THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE PARCEL OF LAND HEREINABOVE DESCRIBED, TOGETHER WITH THE PERPETUAL RIGHT OF DRILLING, MINING, EXPLORING AND OPERATING THEREFOR AND REMOVING THE SAME FROM SAID LAND OR ANY OTHER LAND, INCLUDING THE RIGHT TO WHIPSTOCK OR DIRECTIONALLY DRILL AND MINE FROM LAND OTHER THAN THOSE HEREINABOVE DESCRIBED, OIL OR GAS WELLS TUNNELS AND SHAFTS INTO, THROUGH OR ACROSS THE SUBSURFACE OF THE LAND HEREINABOVE DESCRIBED, AND TO BOTTOM SUCH WHIPSTOCKED OR DIRECTIONALLY DRILLED WELLS, TUNNELS AND SHAFTS UNDER AND BENEATH OR BEYOND THE EXTERIOR LIMITS THEREOF AND TO REDRILL, RETUNNEL, EQUIP, MAINTAIN, REPAIR, DEEPEN AND OPERATE ANY SUCH WELLS OR MINES, WITHOUT, HOWEVER, THE RIGHT TO DRILL, MINE, EXPLORE AND OPERATE THROUGH THE SURFACE OR THE UPPER 100 FEET OF THE SUBSURFACE OF LAND HEREINABOVE DESCRIBED OR OTHERWISE IN SUCH MANNER AS TO ENDANGER THE SAFETY OF ANY HIGHWAY THAT MAY BE CONSTRUCTED ON SAID LANDS, AS RESERVED BY IMELDA VAN BEEK, WHO ACQUIRED TITLE AS IMELDA MOORE VAN BEEK, A WIDOW AND MARGARET CATHERINE CHANDLER, A MARRIED WOMAN, IN DEED RECORDED AUGUST 27, 1970 IN BOOK D 4814 PAGE 402 AND RECORDED APRIL 28, 1971 IN BOOK D 5039 PAGE 657, BOTH OFFICIAL RECORDS.



11

TAX-EXEMPT FINANCING RIDER (FHA/VA)

THIS TAX-EXEMPT FINANCING RIDER is made this 23rd day of JANUARY, 2001, and is incorporated into and shall be deemed to amend and supplement the Note ("Note") and the Deed of Trust ("Security Instrument") of the same date given by the undersigned, or its successors and assigns ("Borrower") to secure Borrower's Note to COUNTRYWIDE HOME LOANS INC. or its successors and assigns ("Lender") of the same date and covering the property described in the Security Instrument and located at: {Property Address} 545 WEST 127TH STREET LOS ANGELES, CA 90044

In addition to the covenants and agreements made in the Note and Security Instrument, Borrower and Lender further covenant and agree to amend the acceleration provisions of the Note and Security Instrument by adding additional grounds for acceleration as follows:

Lender may require immediate payment in full of all sums secured by the Security Instrument if:

(a) All or part of the Property is sold or otherwise transferred by Borrower to a purchaser or other transferee:

- (i) Who cannot reasonably be expected to occupy the Property as a principal residence within a reasonable time after the sale or transfer, all as provided in Section 143(c) and (i) (2) of the Internal Revenue Code; or
- (ii) Who has had a present ownership interest in a principal residence during any part of the three-year period ending on the date of the sale or transfer, all as provided in Section 143(d) and (i) (2) of the Internal Revenue Code (except that "100 percent" shall be substituted for "95 percent or more" where the latter appears in Section 143(d)(1); or
- (iii) At an acquisition cost which is greater than 90 percent of the average area purchase price (greater than 110 percent for targeted area residences), all as provided in Section 143 (e) and (i) (2) of the Internal Revenue Code; or
- (iv) Who has a gross family income in excess of the applicable percentage of applicable median family income as provided in Section 143(f) and (i) (2) of the Internal Revenue Code; or

(b) Borrower fails to occupy the Property described in the Security Instrument without the prior written consent of Lender described at the beginning of this Tax-Exempt Financing Rider; or

(c) Borrower omits or misrepresents a fact that is material with respect to these provisions of Section 143 of the Internal Revenue Code or with respect to the Personal Responsibility and Work Opportunity Reconciliation Act of 1996, in an application for the loan secured by the Security Instrument.

References are to the Internal Revenue Code as amended and in effect on the date of issuance of the bonds, the proceeds of which will be used to finance the purchase of the Security Instrument and are deemed to include the implementing regulations.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and provisions in this Tax-Exempt Financing Rider.

(SEAL)

Borrower

(SEAL)

Borrower

CHFA 03/17/99

{Add any necessary acknowledgement provisions}

(Seal)

(Seal)

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State of California
County of Los Angeles }

On 01-25-01 before me, "Joe Louis Lopez, Notary Public"
personally appeared J. Isaac Martin M., Sara Martin,
Isaac Martin Jr, Jaime Martin

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.

Joe Louis Lopez
Signature

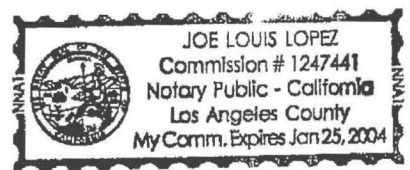


EXHIBIT B

ASSIGNED INSPECTOR: RYAN BARNES

Date: August 09, 2017

JOB ADDRESS: 545 WEST 127TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6132-001-017

Last Full Title: 06/27/2017

Last Update to Title:

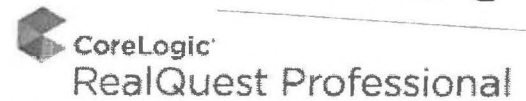
LIST OF OWNERS AND INTERESTED PARTIES

- 1). J. ISAAC MARTIN M & SARA MARTIN
ISAAC MARTIN JR & JAIME MARTIN
545 WEST 127TH STREET
LOS ANGELES, CA 90044
CAPACITY: OWNER

- 2). COUNTRYWIDE HOME LOANS INC
PO BOX 10266
VAN NUYS, CA 91410
CAPACITY: INTERESTED PARTY

Property Detail Report

EXHIBIT C



For Property Located At :
545 W 127TH ST, LOS ANGELES, CA 90044-3821

Owner Information

Owner Name: **MARTIN J I & SARA/MARTIN ISAAC JR**
 Mailing Address: **545 W 127TH ST, LOS ANGELES CA 90044-3821 C028**
 Vesting Codes: **/ A /**

Location Information

Legal Description: **ATHENS EX OF ST LOTS 25 AND 26 BLK 18**
 County: **LOS ANGELES, CA** APN: **6132-001-017**
 Census Tract / Block: **2911.10 / 2** Alternate APN:
 Township-Range-Sect: Subdivision: **ATHENS**
 Legal Book/Page: **8-146** Map Reference: **58-A6 /**
 Legal Lot: **25** Tract #: **LOS ANGELES**
 Legal Block: **18** School District:
 Market Area: **C37** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **01/31/2001 / 11/22/2000** 1st Mtg Amount/Type: **\$135,867 / FHA**
 Sale Price: **\$138,000** 1st Mtg Int. Rate/Type: **6.50 /**
 Sale Type: **FULL** 1st Mtg Document #: **166276**
 Document #: **166275** 2nd Mtg Amount/Type: **\$4,140 / CONV**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$85.29**
 New Construction: Multi/Split Sale:
 Title Company: **UNITED TITLE**
 Lender: **COUNTRYWIDE HM LNS INC**
 Seller Name: **LUGO RUBEN**

Prior Sale Information

Prior Rec/Sale Date: **10/15/1999 / 10/07/1999** Prior Lender: **MISCELLANEOUS FIN**
 Prior Sale Price: **\$95,000** Prior 1st Mtg Amt/Type: **\$104,000 / CONV**
 Prior Doc Number: **1956749** Prior 1st Mtg Rate/Type: **/ FIX**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,618	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1990 / 1990	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR3	Acres:	0.11	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,950	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$175,646	Assessed Year:	2016	Property Tax:	\$2,383.94
Land Value:	\$82,603	Improved %:	53%	Tax Area:	19
Improvement Value:	\$93,043	Tax Year:	2016	Tax Exemption:	
Total Taxable Value:	\$175,646				

Comparable Sales Report

For Property Located At

545 W 127TH ST, LOS ANGELES, CA 90044-3821



7 Comparable(s) Selected.

Report Date: 08/08/2017

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$138,000	\$350,000	\$500,100	\$454,157
Bldg/Living Area	1,618	1,386	1,846	1,651
Price/Sqft	\$85.29	\$190.63	\$353.54	\$280.06
Year Built	1990	1911	1977	1944
Lot Area	4,950	6,401	10,913	8,631
Bedrooms	3	2	4	3
Bathrooms/Restrooms	2	1	3	2
Stories	0.00	1.00	2.00	1.14
Total Value	\$175,646	\$78,401	\$385,000	\$283,773
Distance From Subject	0.00	0.19	0.50	0.36

*= user supplied for search only

Comp #:	1	Distance From Subject:	0.19 (miles)
Address:	631 W 124TH ST, LOS ANGELES, CA 90044-3805		
Owner Name:	STANTON BRIDGET K & THOMAS F		
Seller Name:	BARRINGTON CAPITAL GROUP LLC		
APN:	6117-012-010	Map Reference:	58-A6 /
County:	LOS ANGELES, CA	Census Tract:	2911.10
Subdivision:	ATHENS	Zoning:	LAR1
Rec Date:	02/06/2017	Prior Rec Date:	10/14/2016
Sale Date:	11/29/2016	Prior Sale Date:	09/07/2016
Sale Price:	\$430,000	Prior Sale Price:	\$310,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	150293	Acres:	0.24
1st Mtg Amt:	\$343,920	Lot Area:	10,501
Total Value:	\$367,966	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,846
		Total Rooms:	6
		Bedrooms:	2
		Bath(F/H):	2 /
		Yr Built/Eff:	1911 / 1922
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	COMPOSITION SHINGLE
		Parking:	PARKING AVAIL

Comp #:	2	Distance From Subject:	0.28 (miles)
Address:	802 W 125TH ST, LOS ANGELES, CA 90044-3812		
Owner Name:	SHORT TAMYRON		
Seller Name:	MUSKOGEE CAPITAL INVS LLC		
APN:	6117-017-031	Map Reference:	57-F6 /
County:	LOS ANGELES, CA	Census Tract:	2911.10
Subdivision:	31725	Zoning:	LAR1
Rec Date:	03/22/2017	Prior Rec Date:	12/07/2016
Sale Date:	02/15/2017	Prior Sale Date:	11/18/2016
Sale Price:	\$490,000	Prior Sale Price:	\$360,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	323689	Acres:	0.15
1st Mtg Amt:	\$388,000	Lot Area:	6,454
Total Value:	\$228,527	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,386
		Total Rooms:	5
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1977 / 1977
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	WOOD SHAKE
		Parking:	ATTACHED GARAGE

Comp #:	3	Distance From Subject:	0.36 (miles)
Address:	819 W 124TH ST, LOS ANGELES, CA 90044-3860		
Owner Name:	HARRIS HERMAN JR		
Seller Name:	DUNCAN TROY		
APN:	6117-010-018	Map Reference:	57-F6 /
County:	LOS ANGELES, CA	Census Tract:	2911.10
Subdivision:	8	Zoning:	LAR1
Rec Date:	07/31/2017	Prior Rec Date:	11/08/1967
Sale Date:	06/21/2017	Prior Sale Date:	
Sale Price:	\$500,100	Prior Sale Price:	\$30,000
Sale Type:	FULL	Prior Sale Type:	FULL
Document #:	856053	Acres:	0.24
1st Mtg Amt:	\$499,999	Lot Area:	10,348
Total Value:	\$381,733	# of Stories:	1.00
Land Use:	SFR	Park Area/Cap#:	/ 2
		Living Area:	1,480
		Total Rooms:	6
		Bedrooms:	3
		Bath(F/H):	2 /
		Yr Built/Eff:	1961 / 1961
		Air Cond:	
		Style:	CONVENTIONAL
		Fireplace:	Y / 1
		Pool:	
		Roof Mat:	GRAVEL & ROCK
		Parking:	PARKING AVAIL

Comp #:	4	Distance From Subject:	0.37 (miles)
Address:	737 W 131ST ST, GARDENA, CA 90247-1709		
Owner Name:	BARRIENTOS CARLOS E		
Seller Name:	JONES LILY L		

APN:	6117-025-019	Map Reference:	64-A1 /	Living Area:	1,751
County:	LOS ANGELES, CA	Census Tract:	2911.20	Total Rooms:	6
Subdivision:	ATHENS SUB 5	Zoning:	LAR1	Bedrooms:	3
Rec Date:	03/08/2017	Prior Rec Date:	11/02/1999	Bath(F/H):	3 /
Sale Date:	01/24/2017	Prior Sale Date:	11/01/1999	Yr Built/Eff:	1961 / 1965
Sale Price:	\$485,000	Prior Sale Price:		Air Cond:	
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	269198	Acres:	0.17	Fireplace:	Y / 1
1st Mtg Amt:	\$436,500	Lot Area:	7,500	Pool:	
Total Value:	\$78,401	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:5		Distance From Subject:0.4 (miles)			
Address: 12203 MENLO AVE, LOS ANGELES, CA 90044-3934					
Owner Name: DONIS EDWIN D/SIORDIA NANCY					
Seller Name: DONIS EDWIN & ODILIA					
APN:	6117-008-035	Map Reference:	57-F6 /	Living Area:	1,701
County:	LOS ANGELES, CA	Census Tract:	2911.10	Total Rooms:	5
Subdivision:	1243	Zoning:	LAR1	Bedrooms:	4
Rec Date:	05/08/2017	Prior Rec Date:	08/28/1986	Bath(F/H):	2 /
Sale Date:	05/03/2017	Prior Sale Date:	05/1986	Yr Built/Eff:	1939 / 1954
Sale Price:	\$450,000	Prior Sale Price:		Air Cond:	EVAP COOLER
Sale Type:	FULL	Prior Sale Type:		Style:	CONVENTIONAL
Document #:	507718	Acres:	0.19	Fireplace:	Y / 1
1st Mtg Amt:	\$300,000	Lot Area:	8,300	Pool:	
Total Value:	\$256,453	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:6		Distance From Subject:0.44 (miles)			
Address: 221 W 127TH ST, LOS ANGELES, CA 90061-1754					
Owner Name: MARTINEZ JOSE N & ZANDRA P					
Seller Name: JJODMAZ CORP					
APN:	6132-036-022	Map Reference:	58-B6 /	Living Area:	1,836
County:	LOS ANGELES, CA	Census Tract:	5409.01	Total Rooms:	5
Subdivision:	ATHENS SUB	Zoning:	LCR1*	Bedrooms:	3
Rec Date:	03/07/2017	Prior Rec Date:	07/15/2014	Bath(F/H):	1 /
Sale Date:	10/07/2016	Prior Sale Date:	06/24/2014	Yr Built/Eff:	1912 / 1912
Sale Price:	\$350,000	Prior Sale Price:	\$335,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	261661	Acres:	0.25	Fireplace:	Y / 1
1st Mtg Amt:	\$350,000	Lot Area:	10,913	Pool:	
Total Value:	\$288,330	# of Stories:	2.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:7		Distance From Subject:0.5 (miles)			
Address: 11911 S HOOVER ST, LOS ANGELES, CA 90044-4019					
Owner Name: TAFOLLA FRANCISCO JR/BANUELOS ANDREA A					
Seller Name: JLMR INVESTMENTS LP					
APN:	6088-023-032	Map Reference:	58-A5 /	Living Area:	1,560
County:	LOS ANGELES, CA	Census Tract:	2413.00	Total Rooms:	5
Subdivision:	13051	Zoning:	LAR1	Bedrooms:	3
Rec Date:	06/16/2017	Prior Rec Date:	04/20/2017	Bath(F/H):	2 /
Sale Date:	05/19/2017	Prior Sale Date:	04/14/2017	Yr Built/Eff:	1947 / 1956
Sale Price:	\$474,000	Prior Sale Price:	\$341,500	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	
Document #:	667378	Acres:	0.15	Fireplace:	Y / 1
1st Mtg Amt:	\$450,300	Lot Area:	6,401	Pool:	
Total Value:	\$385,000	# of Stories:	1.00	Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	ATTACHED GARAGE

EXHIBIT D

ASSIGNED INSPECTOR: RYAN BARNES

Date: August 09, 2017

JOB ADDRESS: 545 WEST 127TH STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 6132-001-017

CASE#: 667846

ORDER NO: A-3659322

EFFECTIVE DATE OF ORDER TO COMPLY: December 04, 2014

COMPLIANCE EXPECTED DATE: January 03, 2015

DATE COMPLIANCE OBTAINED: No Compliance To Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3659322

1060804201614319

**BOARD OF
BUILDING AND SAFETY
COMMISSIONERS**

**VAN AMBATELOS
PRESIDENT**

**E. FELICIA BRANNON
VICE-PRESIDENT**

**JOSELYN GEAGA-ROSENTHAL
GEORGE HOVAGUIMIAN
JAVIER NUNEZ**

**CITY OF LOS ANGELES
CALIFORNIA**



**ERIC GARCETTI
MAYOR**

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

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

**FRANK BUSH
EXECUTIVE OFFICER**

ORDER TO COMPLY AND NOTICE OF FEE

**MARTIN, J I AND SARA ET AL
545 W 127TH ST
LOS ANGELES, CA 90044**

**CASE #: 667846
ORDER #: A-3659322
EFFECTIVE DATE: December 04, 2014
COMPLIANCE DATE: January 03, 2015**

**OWNER OF
SITE ADDRESS: 545 W 127TH ST**

**MAILED
12/11/14**

**ASSESSORS PARCEL NO.: 6132-001-017
ZONE: R3; Multiple Dwelling Zone**

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

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

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

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

VIOLATION(S):

1. Rubbish, garbage, trash and debris on the premises.

**You are therefore ordered to: 1) Remove the rubbish, garbage, trash and debris from the premises.
2) Maintain the premises in a clean and sanitary condition.**

Code Section(s) in Violation: 91.8104, 91.8104.2, 91.103.1, 12.21A.1.(a) of the L.A.M.C.

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

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

Code Section(s) in Violation: 12.21A.1.(a), 12.10A and 12.21A.4.(m) of the L.A.M.C.

3. Open storage within the required yards.

You are therefore ordered to: Discontinue the open storage of items in the required front yard.

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



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

NON-COMPLIANCE FEE WARNING:

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

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

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

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

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

PENALTY WARNING :


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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (310)732-4531. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: November 20, 2014

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



REVIEWED BY