

1           468.    DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **55.     3061 Ganahl Street**

5           469.    In or around January 2008, Defendant DBTCA, as trustee IXIS REC, acquired title to  
6 an occupied residential rental property located at Ganahl Street, Los Angeles, California 90063  
7 (“3061 Ganahl Street”) through a foreclosure proceeding. DBTCA, as trustee IXIS REC, thereafter  
8 held and retained title to this property through in or about December 2008.

9           470.    During this period, Defendant DBTCA, as trustee IXIS REC, maintained the property  
10 in violation of state and municipal laws by causing and permitting the following conditions to exist,  
11 among others, at this property: (A) unsanitary conditions; (B) lack of required maintenance of  
12 building, structure and premises; (C) unsafe and unsanitary accumulation of debris, rubbish and  
13 similar matter; (D) unpermitted construction; (E) lack of required caulking at connection of  
14 plumbing fixture to wall; (F) defective and deteriorated plaster and drywall; (G) lack of required  
15 isolation fitting; (H) unapproved termination of water heater temperature and pressure relief valve  
16 line; (I) defective plumbing trap and tailpiece; (J) unapproved domestic range vent; (K) exposed  
17 wiring; (L) defective, improperly installed lighting fixtures; (M) defective, missing, and inoperable  
18 smoke detectors; (M) defective, damaged, broken, and inoperative doors and windows; and (N)  
19 unsafe, unsanitary and deteriorated floor covering.

20           471.    In or around January 2008, LAHD issued a notice to DBTCA, directing that these  
21 violations be remedied. DBTCA, as trustee IXIS REC, thereafter failed to timely remedy the cited  
22 violations as directed.

23           472.    DBTCA, through the acts and omissions of its officers, employees and agents,  
24 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
25 violations.

1           **56.     3339 Roseview Avenue**

2           473.   In or around January 2008, Defendant DBNTC, as trustee for MSC1 2006-HE6,  
3 acquired title to a residential property located at 3339 Roseview Avenue, Los Angeles, California  
4 90065 ("3339 Roseview Avenue") through a foreclosure proceeding. DBNTC, as trustee for MSC1  
5 2006-HE6, thereafter held and retained title to this property through in or about December 2009.

6           474.   During this period, Defendant DBNTC, as trustee for MSC1 2006-HE6, maintained  
7 the property in violation of state and municipal laws by causing and permitting the following  
8 conditions to exist, among others, at this property: (A) unapproved occupancy; (B) missing,  
9 inoperable or insufficiently sized emergency egress windows; (C) unapproved security bars  
10 obstructing required emergency egress; (D) missing and inoperable smoke detectors; (E) lack of  
11 required maintenance building and premises; and (F) lack of required parking spaces.

12          475.   In or around March 2008, LADBS issued an Order to Comply to DBNTC, ordering  
13 that these violations be remedied. DBNTC, as trustee for MSC1 2006-HE6, thereafter failed to  
14 timely remedy the cited violations as ordered.

15          476.   In or around June 2009, LADBS issued a second Order to Comply DBNTC, ordering  
16 that these violations be remedied. DBNTC, as trustee for MSC1 2006-HE6, thereafter failed to  
17 timely remedy the cited violations as ordered.

18          477.   DBNTC, through the acts and omissions of its officers, employees and agents,  
19 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
20 violations.

21           **57.     115 West 60th Street**

22          478.   In or around January 2008, Defendant DBNTC, as trustee for MSC1 2006-HE7,  
23 acquired title to an occupied residential rental property located at 115 West 60<sup>th</sup> Street Los Angeles,  
24 California 90003 ("115 West 60th Street") through a foreclosure proceeding. DBNTC, as trustee for  
25 MSC1 2006-HE7, thereafter held and retained title to this property through in or about September  
26 2009.

1           479. During this period, Defendant DBNTC, as trustee for MSC1 2006-HE7, maintained  
2 the property in violation of state and municipal laws by causing and permitting the following  
3 conditions to exist, among others, at this property: (A) defective electrical receptacle covers; (B)  
4 unpermitted plumbing work; (C) unpermitted electrical work; (D) unapproved open storage; (E)  
5 open storage of inoperative vehicle and major auto repair in residential zone; (F) defective  
6 foundation vent screening; (G) defective, damaged, broken, and inoperative doors and windows; (H)  
7 inoperative and defective electrical receptacles; (I) broken and disconnected electrical conduit; and  
8 (j) defective plumbing trap and tailpiece.

9           480. In or around November 2008, LAHD issued a notice to DBNTC, directing that these  
10 violations be remedied. DBNTC, as trustee for MSC1 2006-HE7, thereafter failed to timely remedy  
11 the cited violations as directed.

12           481. DBNTC, through the acts and omissions of its officers, employees and agents,  
13 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
14 violations.

15           **58.     201 Union Place**

16           482. In or around February 2008, Defendant DBNTC, as trustee for HSI 2006-OPT2,  
17 acquired title to an occupied residential rental property located at 201 Union Place, Los Angeles,  
18 California 90026 ("201 Union Place") through a foreclosure proceeding. DBNTC, as trustee for  
19 HSI 2006-OPT2, thereafter held and retained title to this property through in or about August 2010.

20           483. During this period, Defendant DBNTC, as trustee for HSI 2006-OPT2, caused and/or  
21 permitted the following violations, among others, of state and municipal laws: serving upon tenants  
22 a defective Notice to Quit and failing to timely pay rental unit registration fees.

23           484. During this period, Defendant DBNTC, as trustee for HSI 2006-OPT2, further  
24 maintained the property, in violation of state and municipal laws by causing and permitting the  
25 following conditions to exist, among others, at this property: (A) failure to obtain the required  
26 permits and certificate of occupancy; (B) damp room condition; (C) defective and deteriorated  
27 plaster and drywall; (D) unsafe, unsanitary and deteriorated floor covering; (E) unpermitted  
28

1 construction; (F) unpermitted plumbing; (G) unapproved open storage; (H) defective under floor  
2 supports; (I) defective, missing, and inoperable smoke detectors; (J) lack of required maintenance of  
3 building, structure and premises; and (K) defective and missing insect screens.

4 485. In or around December 2008, LAHD issued a notice to DBNTC, directing that these  
5 violations be remedied. DBNTC, as trustee for HSI 2006-OPT2, thereafter failed to timely remedy  
6 the cited violations as directed.

7 486. In or around July 2009, LAHD provided DBNTC notice of a GM hearing to be held  
8 in or around September 2009. In or around September 2009, DBNTC, as trustee for HSI 2006-  
9 OPT2, failed to appear at the hearing and the property remained in REAP.

10 487. DBNTC, through the acts and omissions of its officers, employees and agents,  
11 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
12 violations.

13 **59. 6176 East Saint Albans**

14 488. In or around February 2008, Defendant DBNTC, as trustee for AGS 2006-M2,  
15 acquired title to a residential property located at 6176 East Saint Albans, Los Angeles, California  
16 90042 ("6176 East Saint Albans") through a foreclosure proceeding. DBNTC, as trustee for AGS  
17 2006-M2, thereafter held and retained title to this property through in or about November 2009.

18 489. During this period, Defendant DBNTC, as trustee for AGS 2006-M2, maintained the  
19 property in violation of state and municipal laws by causing and permitting the following conditions  
20 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry;  
21 (B) unsanitary conditions; and (C) unapproved basement conversion to dwelling unit.

22 490. In or around May 2008, LADBS issued an Order to Comply to DBNTC, ordering that  
23 these violations be remedied. DBNTC, as trustee for AGS 2006-M2, thereafter failed to timely  
24 remedy the cited violations as ordered.

25 491. DBNTC, through the acts and omissions of its officers, employees and agents,  
26 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
27 violations.



1           **60.     13066 Pinney Street**

2           492.   In or around February 2008, Defendant DBNTC, as trustee for SABR 2007-BR3,  
3 acquired title to a residential property located at 13066 Pinney Street, Los Angeles, California 91331  
4 (“13066 Pinney Street”) through a foreclosure proceeding. DBNTC, as trustee for SABR 2007-BR3,  
5 thereafter held and retained title to this property through in or about March 2010.

6           493.   During this period, Defendant DBNTC, as trustee for SABR 2007-BR3, maintained  
7 the property in violation of state and municipal laws by causing and permitting the following  
8 conditions to exist, among others, at this property: abandoned structure open to unauthorized entry.

9           494.   In or around February 2009, LADBS issued an Order to Comply to DBNTC, ordering  
10 that these violations be remedied. DBNTC, as trustee for SABR 2007-BR3, thereafter failed to  
11 timely remedy the cited violations as ordered.

12          495.   DBNTC, through the acts and omissions of its officers, employees and agents, aided,  
13 abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

14           **61.     2323 East 2nd Street**

15          496.   In or around February 2008, Defendant DBNTC, as trustee for LBML 2006-5,  
16 acquired title to an occupied residential rental property located at 2323 East 2nd Street, Los Angeles,  
17 California 90033 (“2323 East 2nd Street”) through a foreclosure proceeding. DBNTC, as trustee for  
18 LBML 2006-5, thereafter held and retained title to this property through in or about August 2009.

19          497.   During this period, Defendant DBNTC, as trustee for LBML 2006-5, caused and  
20 permitted the following violations, among others, of state and municipal laws: serving upon tenants a  
21 defective Notice to Quit; serving upon tenants a 3 Day Notice to Pay Rent or Quit where prohibited;  
22 and failing to timely pay rental unit inspection fees.

23          498.   During this period, Defendant DBNTC, as trustee for LBML 2006-5, further  
24 maintained the property, in violation of state and municipal laws by causing and permitting the  
25 following conditions to exist, among others, at this property: (A) unapproved exit door lock or latch;  
26 (B) unpermitted plumbing installation; (C) unpermitted construction; (D) defective, missing, and  
27 inoperable smoke detectors; (E) defective foundation vent screening; (F) defective, damaged,  
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1 broken, and inoperative doors and windows; (G) defective and missing insect screens; (H) broken,  
2 deteriorated, and missing window glass; (I) defective and improperly installed lighting fixtures;  
3 (J) unpermitted electrical work; (K) exposed wiring; (L) defective and missing electrical receptacle  
4 covers; (M) lack of required weatherproofing of exposed surfaces; (N) cracked, damaged, and  
5 missing stairway and deck surface material; (O) unapproved domestic range vent; (P) lack of  
6 waterproof, clean and sanitary kitchen counters; and (Q) structurally unsound and deteriorated  
7 fencing.

8 499. In or around August 2008, LAHD issued a notice to DBNTC, directing that these  
9 violations be remedied. DBNTC, as trustee for LBML 2006-5, thereafter failed to timely remedy the  
10 cited violations as directed.

11 500. DBNTC, through the acts and omissions of its officers, employees and agents,  
12 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
13 violations.

14 **62. 1556 West 204th Street**

15 501. In or around February 2008, Defendant DBNTC, as trustee for LBML 2006-11,  
16 acquired title to a residential property located at 1556 West 204th Street, Los Angeles, California  
17 90501 ("1556 West 204th Street") through a foreclosure proceeding. DBNTC, as trustee for LBML  
18 2006-11, thereafter held and retained title to this property through in or about February 2009.

19 502. During this period, Defendant DBNTC, as trustee for LBML 2006-11, maintained the  
20 property in violation of state and municipal laws by causing and permitting the following conditions  
21 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
22 unsafe and unsanitary accumulation of debris, rubbish and similar matter; and (C) lack of required  
23 maintenance.

24 503. In or around December 2008, LADBS issued an Order to Comply to DBNTC,  
25 ordering that these violations be remedied. DBNTC, as trustee for LBML 2006-11, thereafter failed  
26 to timely remedy the cited violations as ordered.

1           504. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **63.     12148 West Hoyt Street**

5           505. In or around February 2008, Defendant DBNTC, as trustee for AGS 2006-W5,  
6 acquired title to a residential property located at 12148 West Hoyt Street, Los Angeles, California  
7 91342 ("12148 West Hoyt Street") through a foreclosure proceeding. DBNTC, as trustee for AGS  
8 2006-W5, thereafter held and retained title to this property through in or about October 2008.

9           506. During this period, Defendant DBNTC, as trustee for AGS 2006-W5, maintained the  
10 property in violation of state and municipal laws by causing and permitting the following conditions  
11 to exist, among others, at this property: (A) garage conversion without permits or approval and (B)  
12 illegal occupancy.

13           507. In or around December 2007, LADBS issued a notice and Order to Comply to  
14 DBNTC and recorded a substandard notice with the Los Angeles County Recorder's Office directing  
15 that these violations be remedied. Upon taking title, DBNTC, as trustee for AGS 2006-W5,  
16 thereafter failed to timely remedy the cited violations as ordered.

17           508. DBNTC, through the acts and omissions of its officers, employees and agents,  
18 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
19 violations.

20           **64.     164 East 69th Street**

21           509. In or around February 2008, Defendant DBNTC, as trustee for an unidentified trust,  
22 acquired title to an occupied residential rental property located at 164 East 69th Street, Los Angeles,  
23 California 90003 ("164 East 69th Street") through a foreclosure proceeding. DBNTC, as trustee for  
24 this unidentified trust, thereafter held and retained title to this property through in or about July  
25 2009.

26           510. During this period, Defendant DBNTC, as trustee for the unidentified trust,  
27 maintained the property in violation of state and municipal laws by causing and permitting the  
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1 following conditions to exist, among others, at this property: (A) failure to provide required  
2 landscape irrigation system; (B) unapproved open storage; (C) decayed, dry-rotted, and termite  
3 damaged wood; (D) unpermitted construction; (E) defective foundation vent screening; (F) failure to  
4 obtain the required permits and certificate of occupancy; (G) defective, unsafe and inoperative  
5 plumbing system; (H) defective, missing, and inoperable smoke detectors; (I) exposed wiring; (J)  
6 loose plumbing fixture; (K) defective, damaged, and leaking faucets and valves; (L) unsafe,  
7 unsanitary and deteriorated floor covering; (M) defective and deteriorated plaster and drywall; (N)  
8 defective under-floor supports; and (O) faulty seal between piping and wall.

9 511. In or around June 2008, LAHD issued a notice to DBNTC, directing that these  
10 violations be remedied. DBNTC, as trustee for the unidentified trust, thereafter failed to timely  
11 remedy the cited violations as directed.

12 512. In or around August 2008, LAHD provided DBNTC notice of a GM hearing to be  
13 held in or around September 2008. In or around September 2008, DBNTC, as trustee for the  
14 unidentified trust, failed to appear at the hearing and the property remained in REAP.

15 513. DBNTC, through the acts and omissions of its officers, employees and agents, aided,  
16 abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

17 **65. 929 West 62nd Street**

18 514. In or around March 2008, Defendant DBNTC, as trustee for SABR 2007-NC2,  
19 acquired title to an occupied residential rental property located at 929 West 62nd Street,  
20 Los Angeles, California 90044 ("929 West 62nd Street") through a foreclosure proceeding.  
21 DBNTC, as trustee for SABR 2007-NC2, thereafter held and retained title to this property through  
22 the present.

23 515. During this period, Defendant DBNTC, as trustee for SABR 2007-NC2, maintained  
24 the property in violation of state and municipal laws by causing and permitting the following  
25 conditions to exist, among others, at this property: (A) unapproved termination of water heater  
26 temperature and pressure relief valve line and (B) defective, missing, and inoperable smoke  
27 detectors.

1           516. In or around June 2008, LAHD issued a notice to DBNTC, directing that these  
2 violations be remedied. DBNTC, as trustee for SABR 2007-NC2, thereafter failed to timely remedy  
3 the cited violations as directed.

4           517. In or around August 2008, LAHD provided DBNTC notice of a GM hearing to be  
5 held in or around September 2008. In or around September 2008, DBNTC, as trustee for SABR  
6 2007-NC2, failed to appear at the hearing and the property remained in REAP.

7           518. In or around August 2009, Defendant DBNTC, as trustee for SABR 2007-NC2,  
8 caused and/or permitted the following violation, among other, of federal, state and municipal laws:  
9 (A) serving upon tenants a 3 Day Notice to Pay Rent or Quit when prohibited; (B) filing an  
10 unwarranted action for Unlawful Detainer against a tenant; and (C) failing to timely pay rental unit  
11 registration and inspection fees.

12           519. DBNTC, through the acts and omissions of its officers, employees and agents,  
13 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
14 violations.

15           **66.     6420 South Van Ness Avenue**

16           520. In or around March 2008, Defendant DBTCA, as trustee for DBTCA MSAC 2007-  
17 NC4, acquired title to an occupied residential rental property located at 6420 South Van Ness  
18 Avenue, Los Angeles, California 90047 ("6420 South Van Ness Avenue") through a foreclosure  
19 proceeding. DBTCA, as trustee for DBTCA MSAC 2007-NC4, thereafter held and retained title to  
20 this property through in or about September 2009.

21           521. During this period, Defendant DBTCA, as trustee for DBTCA MSAC 2007-NC4,  
22 maintained the property in violation of state and municipal laws by causing and permitting the  
23 following conditions to exist, among others, at this property: (A) defective, damaged, broken and  
24 inoperative doors and windows; (B) defective, missing, and inoperable smoke detectors; (C)  
25 damaged and missing electrical receptacle covers; (D) lack of required caulking at connection of  
26 plumbing fixture to wall or floor; (E) defective and deteriorated plaster and drywall; (F) unpermitted  
27 electrical work; (G) broken, deteriorated and missing window glass; (H) lack of required water  
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1 heater strapping or anchorage; (I) unapproved termination of water heater temperature and pressure  
2 relief valve line; (J) unapproved domestic range vent; and (K) lack of required maintenance of  
3 building, structure and premises.

4 522. In or around November 2008, LAHD issued a notice to DBTCA, directing that these  
5 violations be remedied. DBTCA, as trustee for DBTCA MSAC 2007-NC4, thereafter failed to  
6 timely remedy the cited violations as directed.

7 523. In or around May 2009 and due to continued noncompliance by DBTCA, as trustee  
8 for DBTCA MSAC 2007-NC4, LAHD released \$2,398.00 from REAP funds to relocate tenants  
9 residing in unit number 6420 1/2. In or around June 2009, LAHD released \$6,165.00 from REAP to  
10 relocate tenants residing in unit number 6420.

11 524. DBTCA, through the acts and omissions of its officers, employees and agents, aided,  
12 abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

13 **67. 614 North Laveta Terrace**

14 525. In or around March 2008, Defendant DBNTC, as trustee for IMPAC 2007-2, acquired  
15 title to an occupied residential rental property located at 614 North Laveta Terrace, Los Angeles,  
16 California 90026 ("614 North Laveta Terrace") through a foreclosure proceeding. DBNTC, as  
17 trustee for IMPAC 2007-2, thereafter held and retained title to this property through in or about July  
18 2009.

19 526. During this period, Defendant DBNTC, as trustee for IMPAC 2007-2, maintained the  
20 property in violation of state and municipal laws by causing and permitting the following condition  
21 to exist, among others, at this property: an excessive sewage leak.

22 527. In or around August 2008, LAHD issued a Two Day Order to Comply to DBNTC,  
23 directing that the violation be remedied. DBNTC, as trustee for IMPAC 2007-2, thereafter failed to  
24 timely remedy the cited violation as directed and LAHD hired URP contractors to make the required  
25 immediate repairs.

26 528. During its period of ownership of this property, Defendant DBNTC, as trustee for  
27 IMPAC 2007-2, maintained the property in violation of state and municipal laws by causing and  
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1 permitting the following conditions to exist, among others, at this property: (A) defective and  
2 missing insect screens; (B) decayed, dry-rotted and termite damaged wood; (C) open storage of  
3 inoperative and abandoned vehicle; (D) cracked, damaged, and missing stairway and deck surface  
4 material; (E) unpermitted plumbing installation; and (F) lack of required weatherproofing of exposed  
5 surfaces.

6 529. In or around August 2008, LAHD issued a notice to DBNTC, directing that these  
7 violations be remedied. DBNTC, as trustee for IMPAC 2007-2, thereafter failed to timely remedy  
8 the cited violations as directed.

9 530. In or around April 2009, LAHD provided DBNTC notice of a GM hearing to be held  
10 in or around May 2009. In or around May 2009, DBNTC, as trustee for IMPAC 2007-2, failed to  
11 appear at the hearing.

12 531. DBNTC, through the acts and omissions of its officers, employees and agents,  
13 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
14 violations.

15 **68. 931 East Adams Boulevard**

16 532. In or around March 2008, Defendant DBNTC, as trustee for NATIXIS 2007-HE2,  
17 acquired title to an occupied residential rental property located at 931 East Adams Boulevard, Los  
18 Angeles, California 90011 ("931 East Adams Boulevard") through a foreclosure proceeding.  
19 DBNTC, as trustee for NATIXIS 2007-HE2, thereafter held and retained title to this property  
20 through in or about March 2009.

21 533. During this period, Defendant DBNTC, as trustee for NATIXIS 2007-HE2,  
22 maintained the property in violation of state and municipal laws by causing and permitting the  
23 following conditions to exist, among others, at this property: (A) unapproved termination of water  
24 heater temperature and pressure relief valve line; (B) lack of required maintenance of building,  
25 structure or premises; (C) unapproved unit; (D) unapproved heating system; (E) damp room  
26 condition; (F) defective and deteriorated plaster and drywall; (G) failure to obtain the required  
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1 permits and certificate of occupancy; (H) decayed, dry-rotted, and termite damaged wood; (I)  
2 defective, missing, and inoperable smoke detectors; and (J) loose plumbing fixture.

3 534. In or around July 2008, LAHD issued a notice to DBNTC, directing that these  
4 violations be remedied. DBNTC, as trustee NATIXIS 2007-HE2, thereafter failed to timely remedy  
5 the cited violations as directed.

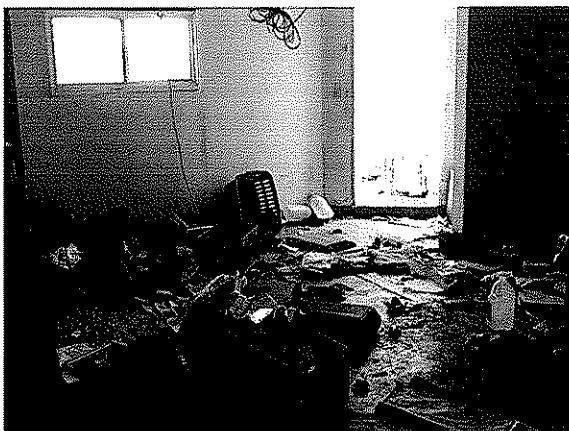
6 535. DBNTC, through the acts and omissions of its officers, employees and agents,  
7 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
8 violations.

9 **69. 7603 South Brighton Avenue**

10 536. In or around March 2008, Defendant DBNTC, as trustee for FFMLT 2006-FF11,  
11 acquired title to a residential property located at 7603 South Brighton Avenue, Los Angeles,  
12 California 90047 ("7603 South Brighton Avenue") through a foreclosure proceeding. DBNTC, as  
13 trustee for FFMLT 2006-FF11, thereafter held and retained title to this property through in or about  
14 June 2009.

15 537. During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF11, maintained  
16 the property in violation of state and municipal laws by causing and permitting the following  
17 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
18 entry; (B) lack of required maintenance; and (C) unsanitary accumulation of debris and other matter.

19 538. The photographs below were taken by an LADBS inspector in or around June 2008  
20 and show conditions at the property:





1           539. In or around June 2008, LADBS issued an Order to Comply to DBNTC, ordering that  
2 these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF11, thereafter failed to timely  
3 remedy the cited violations as ordered.

4           540. In or around October 2008, the City hired contractors to clean and barricade the  
5 property.

6           541. DBNTC, through the acts and omissions of its officers, employees and agents,  
7 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
8 violations.

9           **70.     1220 West Court Street**

10          542. In or around April 2008, Defendant DBNTC, as trustee for IMPAC 2006-3, acquired  
11 title to an occupied residential rental property located at 1220 West Court Street, Los Angeles,  
12 California 90026 ("1220 West Court Street") through a foreclosure proceeding. DBNTC, as trustee  
13 for IMPAC 2006-3, thereafter held and retained title to this property through in or about June 2009.

14          543. During this period, Defendant DBNTC, as trustee for IMPAC 2006-3, maintained the  
15 property in violation of state and municipal laws by causing and permitting the following conditions  
16 to exist, among others, at this property: (A) unpermitted construction; (B) lack of required  
17 weatherproofing of exposed surfaces; (C) broken, deteriorated, and missing window glass; (D)  
18 defective and deteriorated plaster and drywall; (E) loose plumbing fixture; (F) inoperative, defective,  
19 unapproved electrical receptacles; and (G) defective, damaged, broken, and inoperative doors and  
20 windows.

21          544. In or around November 2008, LAHD issued a notice to DBNTC, directing that these  
22 violations be remedied. DBNTC, as trustee for IMPAC 2006-3, thereafter failed to timely remedy  
23 the cited violations as directed.

24          545. During its period of ownership of this property, Defendant DBNTC, as trustee for  
25 IMPAC 2006-3, caused and/or permitted the following violations, among others, of state and  
26 municipal laws: (A) failing to timely pay rental unit registration and SCEP fees; (B) informing  
27 tenants that their rental agreements and Section 8 Housing Assistance Contracts were terminated due  
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1 to foreclosure of the property; (C) sending tenants a groundless and prohibited Three Day Notice to  
2 Pay Rent or Quit; and (D) filing an unwarranted action for Unlawful Detainer against a tenant.

3 546. In or around April 2009, LAHD provided DBNTC notice of a GM hearing to be held  
4 in or around May 2009. In or around May 2009, DBNTC, as trustee for IMPAC 2006-3 failed to  
5 appear at the hearing and the property remained in REAP.

6 547. DBNTC, through the acts and omissions of its officers, employees and agents, aided,  
7 abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

8 **71. 7705 South Vermont Avenue**

9 548. In or around April 2008, Defendant DBNTC, as trustee for AGMS 2005-W1,  
10 acquired title to a residential property located at 7705 South Vermont Avenue, Los Angeles,  
11 California 90044 ("7705 South Vermont Avenue") through a foreclosure proceeding. DBNTC, as  
12 trustee for AGMS 2005-W1, thereafter held and retained title to this property through in or about  
13 June 2010.

14 549. During this period, Defendant DBNTC, as trustee for AGMS 2005-W1, maintained  
15 the property in violation of state and municipal laws by causing and permitting the following  
16 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
17 entry and (B) lack of required maintenance to structure or premises.

18 550. In or around May 2010, LADBS issued an Order to Comply to DBNTC, ordering that  
19 these violations be remedied. DBNTC, as trustee for AGMS 2005-W1, thereafter failed to timely  
20 remedy the cited violations as ordered.

21 551. DBNTC, through the acts and omissions of its officers, employees and agents,  
22 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
23 violations.

24 **72. 1300 Meadowbrook Avenue**

25 552. In or around April 2008, Defendant DBNTC, as trustee FFML 2006-FF9, acquired  
26 title to an occupied residential rental property located at 1300 Meadowbrook Avenue, Los Angeles,  
27 California 90019 ("1300 Meadowbrook Avenue") through a foreclosure proceeding. DBNTC, as  
28

1 trustee FFML 2006-FF9, thereafter held and retained title to this property through in or about May  
2 2010.

3 553. During this period, Defendant DBNTC, as trustee FFML 2006-FF9, maintained the  
4 property in violation of state and municipal laws by causing and permitting the following conditions  
5 to exist, among others, at this property: (A) unpermitted construction; (B) unpermitted plumbing  
6 installation; (C) exposed wiring; and (D) unpermitted electrical work.

7 554. In or around September 2008, LAHD issued a notice to DBNTC, directing that these  
8 violations be remedied. DBNTC, as trustee FFML 2006-FF9, thereafter failed to timely remedy the  
9 cited violations as directed.

10 555. In or around January 2009, LAHD provided DBNTC notice of a GM hearing to be  
11 held in or around March 2009. In or around March 5, 2009, DBNTC, as trustee FFML 2006-FF9,  
12 failed to appear at the hearing and the property remained in REAP.

13 556. DBNTC, through the acts and omissions of its officers, employees and agents,  
14 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
15 violations.

16 **73. 146 South Avenue 53**

17 557. In or around April 2008, Defendant DBNTC, as trustee for LBML 2006-2, acquired  
18 title to a residential property located at 146 South Avenue 53, Los Angeles, California 90042  
19 ("146 South Avenue 53") through a foreclosure proceeding. DBNTC, as trustee for LBML 2006-2,  
20 thereafter held and retained title to this property through in or about March 2009.

21 558. During this period, Defendant DBNTC, as trustee for LBML 2006-2, maintained the  
22 property in violation of state and municipal laws by causing and permitting the following conditions  
23 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
24 unsanitary conditions; (C) unapproved unit; and (D) unpermitted construction.

25 559. In or around April 2008, LADBS issued an Order to Comply to DBNTC, ordering  
26 that these violations be remedied. DBNTC, as trustee for LBML 2006-2, thereafter failed to timely  
27 remedy the cited violations as ordered.

1           560. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **74. 13081 North Fellows Avenue**

5           561. In or around April 2008, Defendant DBTCA, as trustee for IXIS 2006-HE1, acquired  
6 title to a residential property located at 13081 North Fellows Avenue, Los Angeles, California 91342  
7 ("13081 North Fellows Street") through a foreclosure proceeding. DBTCA, as trustee for IXIS  
8 2006-HE1, thereafter held and retained title to this property through in or about August 2008.

9           562. During this period, Defendant DBTCA, as trustee for IXIS 2006-HE1, maintained the  
10 property in violation of state and municipal laws by causing and permitting the following conditions  
11 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B) lack  
12 of required maintenance to structure and premises; (C) unsanitary conditions; and (D) lack of  
13 required weatherproofing on exposed surfaces.

14           563. In or around March 2008, LADBS issued a notice and Order to Comply to DBTCA  
15 and recorded a substandard notice with the Los Angeles County Recorder's Office directing that  
16 these violations be remedied. Upon taking title, DBTCA, as trustee for IXIS 2006-HE1, thereafter  
17 failed to timely remedy the cited violations as ordered.

18           564. The photographs below were taken by an LADBS inspector in or around May 2008  
19 and depict unsanitary conditions and the rear sliding door to the house which has been broken and  
20 completely removed:



1           565. In or around May 2008, LADBS issued a second notice and Order to Comply to  
2 DBTCA, directing that these violations be remedied. DBTCA, as trustee for IXIS 2006-HE1,  
3 thereafter failed to timely remedy the cited violations as ordered.

4           566. DBTCA, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           **75.     1017 East 43rd Place**

8           567. In or around April 2008, Defendant DBTCA, as trustee IXIS 2006-HE3, acquired title  
9 to an occupied residential rental property located at 1017 East 43rd Place, Los Angeles, California  
10 90011 ("1017 East 43rd Place") through a foreclosure proceeding. DBTCA, as trustee IXIS 2006-  
11 HE3, thereafter held and retained title to this property through in or about July 2010.

12          568. During this period, Defendant DBTCA, as trustee IXIS 2006-HE3, maintained the  
13 property in violation of state and municipal laws by causing and permitting the following conditions  
14 to exist, among others, at this property: (A) unsafe and unsanitary accumulation of debris, rubbish  
15 and similar matter; (B) lack of required weatherproofing of exposed surfaces; (C) unapproved open  
16 storage; (D) defective, missing, and inoperable smoke detectors; (E) inoperative, defective,  
17 unapproved electrical receptacles; (F) unsafe and unsanitary deteriorated floor covering; and  
18 (G) lack of required caulking at connection of plumbing fixture to wall or floor.

19          569. In or around July 2008, LAHD issued a notice to DBTCA, directing that these  
20 violations be remedied. DBTCA, as trustee IXIS 2006-HE3, thereafter failed to timely remedy the  
21 cited violations as directed.

22          570. In or around November 2008, Defendant DBTCA, as trustee IXIS 2006-HE3, further  
23 caused and/or permitted the following violation, among others, in violation of state law: serving  
24 upon tenants a Three day Notice to Pay Rent or Quit where prohibited.

25          571. In or around April 2009, LAHD provided DBNTC notice of a GM hearing to be held  
26 in or around May 2009. In or around May 2009, DBTCA, as trustee IXIS 2006-HE3, failed to  
27 appear at the hearing and the property remained in REAP.

1           572. In or around December 2009, LAHD requested \$1446.65 of REAP funds be  
2 transferred to the Los Angeles Department of Water and Power in order to prevent a water shut off.

3           573. DBNTC, through the acts and omissions of its officers, employees and agents,  
4 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
5 violations.

6           **76.     9627 Petit Avenue**

7           574. In or around April 2008, Defendant DBNTC, as trustee for MSC1 2006-HE4,  
8 acquired title to a residential property located at 9627 Petit Avenue, Los Angeles, California 91343  
9 (“9627 Petit Avenue”) through a foreclosure proceeding. DBNTC, as trustee for MSC1 2006-HE4,  
10 thereafter held and retained title to this property through in or about February 2009.

11          575. During this period, Defendant DBNTC, as trustee for MSC1 2006-HE4, maintained  
12 the property in violation of state and municipal laws by causing and permitting the following  
13 conditions to exist, among others, at this property: (A) unapproved garage conversion; (B) illegal  
14 occupancy; and (C) failure to provide required off-street parking.

15          576. In or around December 2008, LADBS issued an Order to Comply to DBNTC,  
16 ordering that these violations be remedied. DBNTC, as trustee for MSC1 2006-HE4, thereafter  
17 failed to timely remedy the cited violations as ordered.

18          577. DBNTC, through the acts and omissions of its officers, employees and agents,  
19 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
20 violations.

21          **77.     4275 South Van Ness Avenue**

22          578. In or around April 2008, Defendant DBNTC, as trustee for LBML 2006-5, acquired  
23 title to a residential property located at 4275 South Van Ness Avenue, Los Angeles, California  
24 90008 (“4275 South Van Ness Avenue”) through a foreclosure proceeding. DBNTC, as trustee for  
25 LBML 2006-5, thereafter held and retained title to this property through in or about September 2009.

1           579. During this period, Defendant DBNTC, as trustee for LBML 2006-5, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry;  
4 (B) unsanitary conditions; and (C) lack of required maintenance.

5           580. In or around October 2008, LADBS issued an Order to Comply to DBNTC, ordering  
6 that these violations be remedied. DBNTC, as trustee for LBML 2006-5, thereafter failed to timely  
7 remedy the cited violations as ordered.

8           581. DBNTC, through the acts and omissions of its officers, employees and agents,  
9 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
10 violations.

11           **78.     1953 East 115th Street**

12           582. In or around April 2008, Defendant DBNTC, as trustee for MSC1 2006-NC4,  
13 acquired title to a residential property located at 1953 East 115th Street, Los Angeles, California  
14 90059 ("1953 East 115th Street") through a foreclosure proceeding. DBNTC, as trustee for MSC1  
15 2006-NC4, thereafter held and retained title to this property through in or about December 2009.

16           583. During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
17 the property in violation of state and municipal laws by causing and permitting the following  
18 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
19 entry and (B) lack of maintenance to building and premises.

20           584. In or around December 2008, LADBS issued an Order to Comply to DBNTC,  
21 ordering that these violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter  
22 failed to timely remedy the cited violations as ordered.

23           585. In or around March 2009, the city hired contractors to clean and fence the property.

24           586. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.

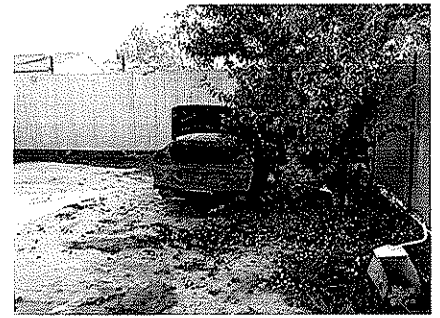
1           **79.     2216 East 105th Street**

2           587.   In or around April 2008, Defendant DBTCA, as trustee for IXIS 2006-HE2, acquired  
3 title to a residential property located at 2216 East 105th Street, Los Angeles, California 90002  
4 (“2216 East 105th Street”) through a foreclosure proceeding. DBTCA, as trustee for IXIS 2006-  
5 HE2, thereafter held and retained title to this property through in or about March 2009.

6           588.   During this period, Defendant DBTCA, as trustee for IXIS 2006-HE2, maintained the  
7 property in violation of state and municipal laws by causing and permitting the following conditions  
8 to exist, among others, at this property: (A) vacant structure and (B) lack of required maintenance to  
9 structure and premises.

10          589.   In or around December 2008, LADBS issued a notice and Order to Comply to  
11 DBTCA, directing that these violations be remedied. DBTCA, as trustee for IXIS 2006-HE2,  
12 thereafter failed to timely remedy the cited violations as ordered.

13          590.   The following three photographs were taken by an LADBS inspector in or around  
14 October 2008, December 2008, and January 2009, respectively. The photographs exemplify  
15 criminal activity associated with open abandoned properties in the City. The photographs show the  
16 appearance and eventual destruction of a car concealed in the backyard of the property at 2216 East  
17 105th Street:



23  
24  
25          591.   DBTCA, through the acts and omissions of its officers, employees and agents,  
26 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
27 violations.  
28



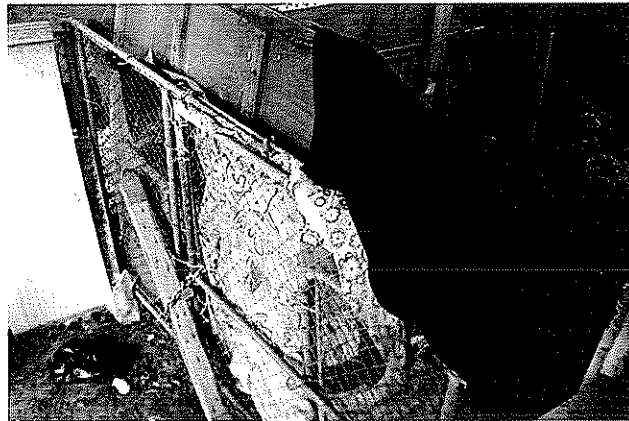
1           **80.     135 East 28th Street**

2           592.    In or around May 2008, Defendant DBNTC, as trustee for LBML 2005-WL3,  
3 acquired title to an occupied residential rental property located at 135 East 28th Street, Los Angeles,  
4 California 90011 ("135 East 28th Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 LBML 2005-WL3, thereafter held and retained title to this property through in or about February  
6 2010.

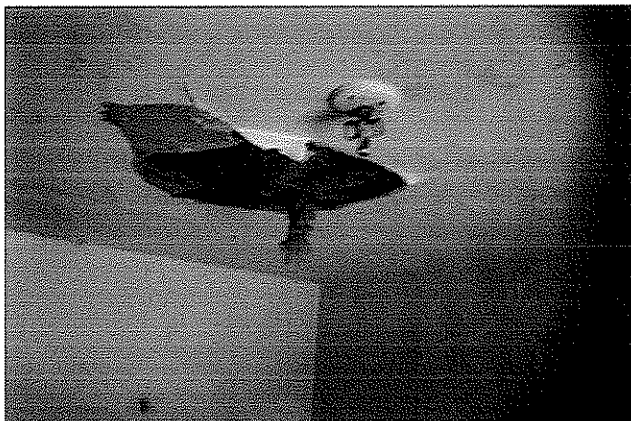
7           593.    During this period, Defendant DBNTC, as trustee for LBML 2005-WL3, maintained  
8 the property in violation of state and municipal laws by causing and permitting the following  
9 conditions to exist, among others, at this property: (A) buckled, split or decayed exterior walls and  
10 lack of required weatherproofing; (B) structurally unsound, deteriorated fence; (C) failure to provide  
11 required landscape irrigation system; (D) unpermitted plumbing; (E) unapproved unit; (F) defective  
12 foundation vent screening; (G) failure to provide access for inspection; (H) defective and missing  
13 insect screens; (I) defective, damaged, broken and inoperative doors and windows; (J) open storage  
14 of inoperative vehicle; (K) defective and deteriorated plaster and drywall; (L) unsanitary conditions;  
15 (M) unsanitary accumulation of debris, rubbish, and similar matter; (N) loose plumbing fixture;  
16 (O) chipped and damaged plumbing fixture surface; (P) lack of hot and cold running water; (Q)  
17 unsafe and unsanitary deteriorated floor covering; (R) failure to maintain the required bathroom  
18 ventilation; (S) faulty seal between piping and wall, ceiling or floor surfaces; (T) unapproved exit  
19 door lock or latch; (U) defective, missing, and inoperable smoke detectors; (V) damp room  
20 condition; (W) damaged and missing electrical receptacle covers; and (X) defective, improperly  
21 installed lighting fixtures.

22           594.    The photographs below were taken of 135 East 28th Street by a LAHD inspector in or  
23 around June 2009 and depict some of the substandard conditions mentioned above. The image on the  
24 left shows an unapproved double-keyed exit door lock, amounting to a fire safety hazard. The image  
25 on the right shows deteriorated condition of the property's fencing:

26  
27  
28



595. The first photograph below shows a bedroom ceiling, which has caved in from dampness. The second photograph shows the general dilapidation of the interior of the property 135 East 28th Street:



596. In or around July 2008, LAHD issued a notice to DBNTC, directing that these violations be remedied. DBNTC, as trustee for LBML 2005-WL3, thereafter failed to timely remedy the cited violations as directed.

597. In or around November 2009, Defendant DBNTC, as trustee for LBML 2005-WL3, caused and/or permitted the following violation, among others, of state and municipal laws: serving upon tenants a Three Day Notice Quit.

1           598. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **81.     1533 West 81st Street**

5           599. In or around May 2008, Defendant DBNTC, as trustee for LBML 2006-WL2,  
6 acquired title to an occupied residential rental property located at 1533 West 81st Street, Los  
7 Angeles, California 90047 ("1533 West 81st Street") through a foreclosure proceeding. DBNTC, as  
8 trustee for LBML 2006-WL2, thereafter held and retained title to this property through in or about  
9 December 2009.

10          600. During this period, Defendant DBNTC, as trustee for LBML 2006-WL2, maintained  
11 the property in violation of state and municipal laws by causing and permitting the following  
12 conditions to exist, among others, at this property: (A) defective, damaged, broken and inoperative  
13 doors and windows; (B) defective and missing insect screens; (C) use of extension cords for  
14 permanent wiring; (D) unapproved heating system; (E) inoperative, defective and unapproved  
15 electrical receptacles; (F) unapproved and defective appliance venting; (G) failure to provide access  
16 for inspection; (H) lack of required caulking at connection of plumbing fixture to floor; and  
17 (G) defective, missing, and inoperable smoke detectors.

18          601. In or around September 2008, LAHD issued a notice to DBNTC, directing that these  
19 violations be remedied. DBNTC, as trustee for LBML 2006-WL2, thereafter failed to timely  
20 remedy the cited violations as directed.

21          602. In or around December 2008, LAHD provided DBNTC notice of a GM hearing to be  
22 held in or around February 2009. In or around February 2009, DBNTC, as trustee for LBML 2006-  
23 WL2, failed to appear at the hearing and the property remained in REAP.

24          603. In or around May 2008, Defendant DBNTC, as trustee for LBML 2006-WL2, further  
25 caused and/or permitted the following violations, among others, of state and municipal laws: (A)  
26 offering tenants cash for keys and (B) serving upon tenants a defective Notice to Quit.

1           604. In or around March 2009, Defendant DBNTC, as trustee for LBML 2006-WL2, again  
2 caused and/or permitted the following violation, among others, of state and municipal laws: serving  
3 upon a tenant a defective Notice to Quit demanding and stating that tenant's Section 8 housing  
4 assistance contract was terminated.

5           605. During its period of ownership of this property, Defendant DBNTC, as trustee for  
6 LBML 2006-WL2, further failed to timely pay complaint based rental unit inspection fees.

7           606. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

10           **82.     10976 South Hickory Street**

11           607. In or around May 2008, Defendant DBNTC, as trustee for CML 2005-NC3, acquired  
12 title to a residential property located at 10976 South Hickory Street, Los Angeles, California 90059  
13 ("10976 South Hickory Street") through a foreclosure proceeding. DBNTC, as trustee for CML  
14 2005-NC3, thereafter held and retained title to this property through in or about January 2010.

15           608. During this period, Defendant DBNTC, as trustee for CML 2005-NC3, maintained  
16 the property in violation of state and municipal laws by causing and permitting the following  
17 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
18 entry; (B) lack of required maintenance to structure and premises; (C) hazardous premises; and (D)  
19 unsanitary accumulation of debris and other matter.

20           609. In or around May 2007, LADBS issued a notice and Order to Comply to DBNTC,  
21 directing that these violations be remedied. Upon taking title, DBNTC, as trustee for CML 2005-  
22 NC3, thereafter failed to timely remedy the cited violations as ordered.

23           610. In or around August 2008, LADBS reissued the notice and Order to Comply to  
24 DBNTC directing that these violations be remedied. DBNTC, as trustee for CML 2005-NC3,  
25 thereafter failed to timely remedy the cited violations as ordered.

26           611. In or around September 2008, the city hired contractors to clean the property.  
27  
28

1           612. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **83.     5343 West Carlin Street**

5           613. In or around May 2008, Defendant DBTCA, as trustee for HSBC 2006-NC1,  
6 acquired title to an occupied residential rental property located at 5343 West Carlin Street, Los  
7 Angeles, California 90016 ("5343 West Carlin Street") through a foreclosure proceeding. DBTCA,  
8 as trustee for HSBC 2006-NC1, thereafter held and retained title to this property through in or about  
9 November 2009.

10          614. During this period, Defendant DBTCA, as trustee for HSBC 2006-NC1, maintained  
11 the property in violation of state and municipal laws by causing and permitting the following  
12 conditions to exist, among others, at this property: (A) lack of required maintenance of building,  
13 structure or premises; (B) unsanitary accumulation of debris, rubbish, and similar matter;  
14 (C) cracked, damaged, and missing stairway and deck surface material; (D) lack of hot and cold  
15 running water; (E) defective, unsafe or inoperative plumbing system; (F) defective, missing, and  
16 inoperable smoke detectors; (G) lack of required caulking at connection of plumbing fixture to wall  
17 and floor; (H) defective and deteriorated plaster and drywall; (I) defective, damaged, and leaking  
18 faucets and valves; (J) blocked plumbing drain; (K) unsafe and unsanitary deteriorated floor  
19 covering; (L) vermin infestation; and (M) lack of waterproof, clean and sanitary kitchen counters.

20          615. In or around September 2008, LAHD issued a notice to DBTCA, directing that these  
21 violations be remedied. DBTCA, as trustee for HSBC 2006-NC1, thereafter failed to timely remedy  
22 the cited violations as directed.

23          616. In or around September 2008, LAHD issued a Two Day Order to DBTCA, directing  
24 that gas service be restored. DBTCA, as trustee for HSBC 2006-NC1, thereafter failed to timely  
25 remedy the cited violations as directed.

1           617. The photograph below was taken by a LAHD investigator in or around October 2008.  
2 The image shows broken and missing bathtub faucet handles and plastic buckets being used by the  
3 tenant due to the lack of hot water:



14           618. In or around January 2009, LAHD provided DBTCA notice of a GM hearing to be  
15 held in or around March 2009. In or around March 2009, DBTCA, as trustee for HSBC 2006-NC1,  
16 failed to appear at the hearing and the property remained in REAP.

17           619. In or around June 2009 and again in or around August 2009, LAHD issued another  
18 Two Day Order to DBTCA, directing that gas service be restored. In both instances, DBTCA, as  
19 trustee for HSBC 2006-NC1, thereafter failed to timely remedy the cited violations as directed.

20           620. In or around September 2009, LAHD requested \$6,537.87 of REAP funds be  
21 transferred to the Los Angeles Department of Water and Power in order to restore water service to  
22 the property.

23           621. DBTCA, through the acts and omissions of its officers, employees and agents,  
24 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
25 violations.

1           **84.     10730 Bloomfield Street**

2           622.   In or around May 2008, Defendant DBNTC, as trustee for an unidentified trust,  
3 acquired title to a residential property located at 10730 Bloomfield Street, Los Angeles, California  
4 91602 ("10730 Bloomfield Street") through a foreclosure proceeding. DBNTC, as trustee for this  
5 unidentified trust, thereafter held and retained title to this property through in or about October 2008.

6           623.   During this period, Defendant DBNTC, as trustee for the unidentified trust,  
7 maintained the property in violation of state and municipal laws by causing and permitting the  
8 following conditions to exist, among others, at this property: (A) abandoned structure open to  
9 unauthorized entry; (B) lack of required maintenance to building and premises; and (C) lack of  
10 required waterproofing on exposed surfaces.

11          624.   In or around May 2008, LADBS issued an Order to Comply to DBNTC, directing  
12 that these violations be remedied. Upon taking title, DBNTC, as trustee for the unidentified trust,  
13 thereafter failed to timely remedy the cited violations as ordered.

14          625.   DBNTC, through the acts and omissions of its officers, employees and agents,  
15 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
16 violations.

17           **85.     10953 South Broadway**

18          626.   In or around May 2008, Defendant DBNTC, as trustee for TM 2006-9HGA, acquired  
19 title to a residential property located at 10953 South Broadway, Los Angeles, California 90061  
20 ("10953 South Broadway") through a foreclosure proceeding. DBNTC, as trustee for TM 2006-  
21 9HGA, thereafter held and retained title to this property through in or about May 2009.

22          627.   During this period, Defendant DBNTC, as trustee for TM 2006-9HGA, maintained  
23 the property in violation of state and municipal laws by causing and permitting the following  
24 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
25 entry; (B) unsanitary accumulation of debris and other matter; and (C) lack of required maintenance  
26 to structure and premises.

1           628. In or around September 2008, LADBS issued an Order to Comply to DBNTC,  
2 ordering that these violations be remedied. DBNTC, as trustee for TM 2006-9HGA, thereafter failed  
3 to timely remedy the cited violations as ordered.

4           629. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           **86. 13830 Terra Bella Street**

8           630. In or around May 2008, Defendant DBNTC, as trustee for AGS 2006-W1, acquired  
9 title to an occupied residential rental property located at 13830 Terra Bella Street, Los Angeles,  
10 California 91331 ("13830 Terra Bella Street") through a foreclosure proceeding. DBNTC, as trustee  
11 for AGS 2006-W1, thereafter held and retained title to this property through in or about July 2010.

12           631. During this period, Defendant DBNTC, as trustee for AGS 2006-W1, maintained the  
13 property in violation of state and municipal laws by causing and permitting the following conditions  
14 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
15 unpermitted construction; (C) unpermitted garage conversion into dwelling unit; (D) lack of required  
16 maintenance to structure and premises; and (E) unsanitary accumulation of debris and other matter.

17           632. The photograph below was taken by an LADBS inspector in or around April 2009  
18 and shows trash and other debris in the backyard of 13830 Terra Bella Street:





1           633. In or around March 2009, LADBS issued an Order to Comply to DBNTC, ordering  
2 that these violations be remedied. DBNTC, as trustee for AGS 2006-W1, thereafter failed to timely  
3 remedy the cited violations as ordered.

4           634. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           **87. 11141 South Evers Avenue**

8           635. In or around May 2008, Defendant DBNTC, as trustee for AGS 2005-W3, acquired  
9 title to a residential property located at 11141 South Evers Avenue, Los Angeles, California 90059  
10 (“11141 South Evers Avenue”) through a foreclosure proceeding. DBNTC, as trustee for AGS  
11 2005-W3, thereafter held and retained title to this property through in or about June 2010.

12           636. During this period, Defendant DBNTC, as trustee for AGS 2005-W3, maintained the  
13 property in violation of state and municipal laws by causing and permitting the following conditions  
14 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B) lack  
15 of required maintenance to structure or premises; (C) graffiti; and (D) overgrown vegetation.

16           637. In or around October 2009, LADBS issued an Order to Comply to DBNTC, ordering  
17 that these violations be remedied. DBNTC, as trustee for AGS 2005-W3, thereafter failed to timely  
18 remedy the cited violations as ordered.

19           638. DBNTC, through the acts and omissions of its officers, employees and agents,  
20 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
21 violations.

22           **88. 129 West 82nd Street**

23           639. In or around May 2008, Defendant DBNTC, as trustee for IMH 2005-5, acquired title  
24 to an occupied residential rental property located at 129 West 82nd Street, Los Angeles, California  
25 90003 (“129 West 82nd Street”) through a foreclosure proceeding. DBNTC, as trustee for IMH  
26 2005-5, thereafter held and retained title to this property through in or about August 2009.

1           640. During this period, Defendant DBNTC, as trustee for IMH 2005-5, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) defective, missing, and inoperable smoke detectors; (B)  
4 defective and deteriorated plaster and drywall; and (C) lack of required weatherproofing of exposed  
5 surfaces.

6           641. In or around December 2008, LAHD issued a notice to DBNTC, directing that these  
7 violations be remedied. DBNTC, as trustee for IMH 2005-5, thereafter failed to timely remedy the  
8 cited violations as directed.

9           642. In or around May 2009, LAHD provided DBNTC notice of a GM hearing to be held  
10 in or around July 2009. In or around July 2009, DBNTC, as trustee for IMH 2005-5, failed to  
11 appear at the hearing and the property remained in REAP.

12           643. DBNTC, through the acts and omissions of its officers, employees and agents,  
13 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
14 violations.

15           **89. 7051 North Lindley Avenue**

16           644. In or around June 2008, Defendant DBTCA, as trustee for an unidentified trust,  
17 acquired title to a residential property located at 7051 North Lindley Avenue, Los Angeles,  
18 California 91344 ("7051 North Lindley Avenue") through a foreclosure proceeding. DBTCA, as  
19 trustee for this unidentified trust, thereafter held and retained title to this property through in or about  
20 December 2008.

21           645. During this period, Defendant DBTCA, as trustee for the unidentified trust,  
22 maintained the property in violation of state and municipal laws by causing and permitting the  
23 following conditions to exist, among others, at this property: (A) abandoned structure open to  
24 unauthorized entry; (B) patio conversion without permits or approval; and (C) unpermitted  
25 construction.

1           646. In or around October 2008, LADBS issued a notice to DBTCA, directing that these  
2 violations be remedied. DBTCA, as trustee for the unidentified trust, thereafter failed to timely  
3 remedy the cited violations as ordered.

4           647. In or around November 2008, the City hired contractors to fence and barricade the  
5 property.

6           648. DBTCA, through the acts and omissions of its officers, employees and agents,  
7 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
8 violations.

9           **90.     2086 West 27th Street**

10          649. In or around June 2008, Defendant DBNTC, as trustee for SABR 2007-BR5, acquired  
11 title to an occupied residential rental property located at 2086 West 27th Street, Los Angeles,  
12 California 90018 ("2086 West 27th Street") through a foreclosure proceeding. DBNTC, as trustee  
13 for SABR 2007-BR5, thereafter held and retained title to this property through in or about May  
14 2010.

15          650. In or around June 2008, Defendant DBNTC, as trustee for SABR 2007-BR5, caused  
16 and/or permitted the following violation, among others, of state and municipal laws: serving upon  
17 tenants a defective notice to quit.

18          651. In or around July 2008, LAHD issued a Two Day Order to DBNTC to repair an open  
19 plumbing drain line the front yard of the property from which raw sewage was flowing out.  
20 DBNTC, as trustee for SABR 2007-BR5, failed to remedy the cited violations as ordered.

21          652. In or around August 2008, due to the hazardous nature of the violation, LAHD hired  
22 URP contractors to make the repairs.

23          653. During its period of ownership of this property, DBNTC, as trustee for SABR 2007-  
24 BR5, maintained the property in violation of state and municipal laws by causing and permitting the  
25 following conditions to exist, among others, at this property: (A) failure to maintain required  
26 window and door glazing; (B) unsafe and unsanitary deteriorated floor covering; (C) defective,  
27 missing, and inoperable smoke detectors; (D) cracked, damaged and missing stairway or deck  
28

1 surface material: (E) lack of required weatherproofing of exposed surfaces; (F) defective and  
2 deteriorated plaster and drywall; and (G) loose plumbing fixture.

3 654. In or around November 2008, LAHD issued a notice to DBNTC, directing that these  
4 violations be remedied. DBNTC, as trustee for SABR 2007-BR5, thereafter failed to timely remedy  
5 the cited violations as directed.

6 655. In or around February 2009, Defendant DBNTC, as trustee for SABR 2007-BR5,  
7 caused and/or permitted the following violations, among others, of state and municipal laws: (A)  
8 informing tenants that their rental agreements and Section 8 Housing Assistance Contracts were  
9 terminated due to foreclosure of the property and (B) sending tenants a groundless and prohibited  
10 Three Day Notice to Pay Rent or Quit.

11 656. In or around February 2009, LAHD provided DBNTC notice of a GM hearing to be  
12 held in or around April 2009. In or around April 2009, DBNTC, as trustee for SABR 2007-BR5,  
13 failed to appear at the hearing and the property remained in REAP.

14 657. In or around October 2009, Defendant DBNTC, as trustee for SABR 2007-BR5,  
15 caused and/or permitted the following violation, among others, of state and municipal laws:  
16 (A) serving upon a tenants a notice stating that tenants' Section 8 leases would terminate in 90 days;  
17 (B) increasing the monthly rental payment amounts where prohibited; (C) demanding rent where  
18 prohibited; and (D) informing tenants that they may be eligible to receive Section 8 assistance  
19 should they "voluntarily vacate" the property at the expiration of the notice.

20 658. During its period of ownership of this property, Defendant DBNTC, as trustee for  
21 SABR 2007-BR5, further failed to timely pay rental unit registration, SCEP, and inspection fees.

22 659. DBNTC, through the acts and omissions of its officers, employees and agents,  
23 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
24 violations.

25 **91. 7921 North Woodlake Avenue**

26 660. In or around June 2008, Defendant DBNTC, as trustee for an unidentified trust,  
27 acquired title to a residential property located at 7921 North Woodlake Avenue, Los Angeles,  
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1 California 91304 ("7921 North Woodlake Avenue") through a foreclosure proceeding. DBNTC, as  
2 trustee for this unidentified trust, thereafter held and retained title to this property through in or about  
3 April 2009.

4 661. During this period, Defendant DBNTC, as trustee for the unidentified trust,  
5 maintained the property in violation of state and municipal laws by causing and permitting the  
6 following conditions to exist, among others, at this property: (A) abandoned structure open to  
7 unauthorized entry; (B) lack of required maintenance to building and premises; (C) lack of required  
8 weatherproofing of exposed surfaces; and (D) failure to maintain pool water clarity.

9 662. In or around January 2009, LADBS issued an Order to Comply to DBNTC, ordering  
10 that these violations be remedied. DBNTC, as trustee for the unidentified trust, thereafter failed to  
11 timely remedy the cited violations as ordered.

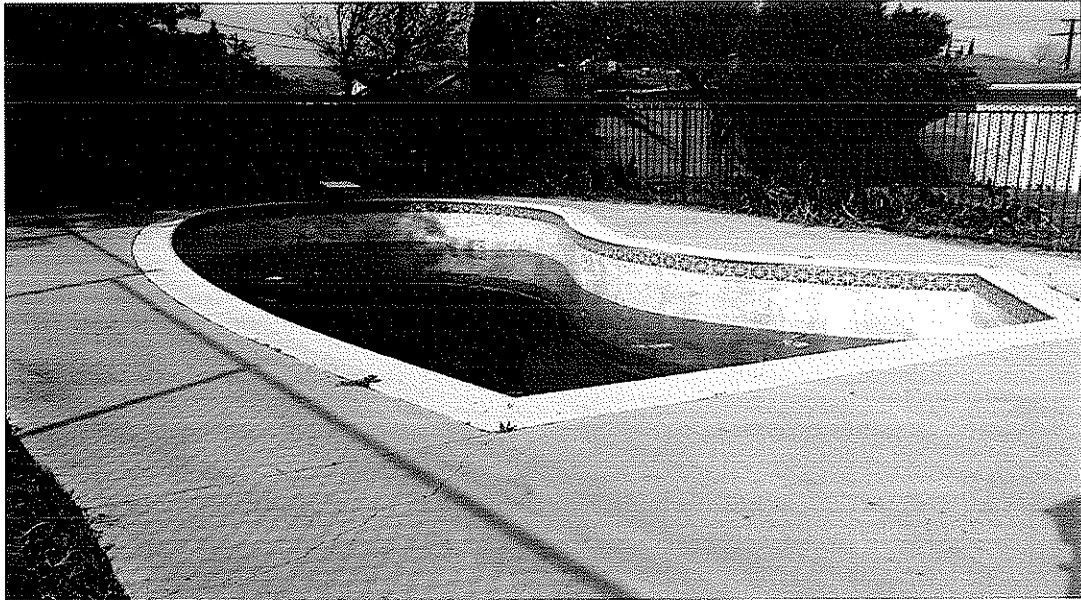
12 663. The photograph below was taken by an LADBS inspector in or around February 2009  
13 and shows trash and debris strewn all over the backyard at the property located at 7921 North  
14 Woodlake Avenue:



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24 664. In or around March 2009, the City hired contractors to fence, barricade and clean the  
25 property.

26 665. On March 2009, City contractors reported they were unable to clean the backyard due  
27 to a mosquito infestation in the swimming pool. The photograph below was taken by an LADBS  
28

1 inspector in or around March 2009. It shows stagnant water that been allowed to accumulate in the  
2 swimming pool, resulting in the infestation noted above:



15 666. DBNTC, through the acts and omissions of its officers, employees and agents,  
16 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
17 violations.

18 **92. 14740 West Vintage Street**

19 667. In or around June 2008, Defendant DBNTC, as trustee for FFMLT 2006-FF13,  
20 acquired title to a residential property located at 14740 West Vintage Street, Los Angeles, California  
21 91345 ("14740 West Vintage Street") through a foreclosure proceeding. DBNTC, as trustee for  
22 FFMLT 2006-FF13, thereafter held and retained title to this property through in or about May 2009.

23 668. During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF13, maintained  
24 the property in violation of state and municipal laws by causing and permitting the following  
25 conditions to exist, among others, at this property: (A) garage conversion without permits or  
26 approval; (B) construction without permits or approval; and (C) illegal occupancy.

1           669. In or around September 2008, LADBS issued an Order to Comply to DBNTC,  
2 ordering that these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF13, thereafter  
3 failed to timely remedy the cited violations as ordered.

4           670. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           **93. 1317 West 61st Street**

8           671. In or around June 2008, Defendant DBNTC, as trustee for MGML 2005-3, acquired  
9 title to an occupied residential rental property located at 1317 West 61st Street, Los Angeles,  
10 California 90044 ("1317 West 61st Street") through a foreclosure proceeding. DBNTC, as trustee  
11 for MGML 2005-3, thereafter held and retained title to this property through in or about February  
12 2010.

13           672. During this period, Defendant DBNTC, as trustee for MGML 2005-3, maintained the  
14 property in violation of state and municipal laws by causing and permitting the following conditions  
15 to exist, among others, at this property: (A) unpermitted electrical work; (B) defective, damaged,  
16 broken, and inoperative doors and windows; (C) defective and deteriorated plaster and drywall;  
17 (D) use of extension cords for permanent wiring; (E) inoperative, defective, and unapproved  
18 electrical receptacles; (F) unpermitted plumbing installation; and (G) defective, missing, and  
19 inoperable smoke detectors.

20           673. In or around September 2008, LAHD issued a notice to DBNTC, directing that these  
21 violations be remedied. DBNTC, as trustee for MGML 2005-3, thereafter failed to timely remedy  
22 the cited violations as directed.

23           674. In or around January 2009, LAHD provided DBNTC notice of a GM hearing to be  
24 held in or around February 2009. In or around February 2009, DBNTC, as trustee for MGML 2005-  
25 3, failed to appear at the hearing and the property remained in REAP.

1           675. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **94.     5170 South Manhattan Place**

5           676. In or around June 2008, Defendant DBNTC, as trustee for MSL 2006-HE2, acquired  
6 title to a residential property located at 5170 South Manhattan Place, Los Angeles, California 90062  
7 (“5170 South Manhattan Place”) through a foreclosure proceeding. DBNTC, as trustee for MSL  
8 2006-HE2, thereafter held and retained title to this property through in or about July 2009.

9           677. During this period, Defendant DBNTC, as trustee for MSL 2006-HE2, maintained the  
10 property in violation of state and municipal laws by causing and permitting the following conditions  
11 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
12 unsanitary accumulation of debris and other matter; and (C) lack of required maintenance to building  
13 and premises.

14           678. In or around October 2008, LADBS issued an Order to Comply to DBNTC, ordering  
15 that these violations be remedied. DBNTC, as trustee for MSL 2006-HE2, thereafter failed to timely  
16 remedy the cited violations as ordered.

17           679. DBNTC, through the acts and omissions of its officers, employees and agents,  
18 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
19 violations.

20           **95.     1021 West 54th Street**

21           680. In or around June 2008, Defendant DBTCA, as trustee for MSAC 2007-HE1,  
22 acquired title to a residential property located at 1021 West 54th Street, Los Angeles, California  
23 90037 (“1021 West 54th Street”) through a foreclosure proceeding. DBTCA, as trustee for MSAC  
24 2007-HE1, thereafter held and retained title to this property through in or about June 2009.

25           681. During this period, Defendant DBTCA, as trustee for MSAC 2007-HE1, maintained  
26 the property in violation of state and municipal laws by causing and permitting the following  
27  
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1 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
2 entry and (B) unsanitary conditions.

3 682. In or around April 2009, LADBS issued a notice and Order to Comply to DBTCA,  
4 directing that these violations be remedied. DBTCA, as trustee for MSAC 2007-HE1, thereafter  
5 failed to timely remedy the cited violations as ordered.

6 683. DBTCA, through the acts and omissions of its officers, employees and agents,  
7 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
8 violations.

9 **96. 10403 South Wilmington Avenue**

10 684. In or around July 2008, Defendant DBTCA, as trustee for an unidentified trust,  
11 acquired title to a residential property located at 10403 South Wilmington Avenue, Los Angeles,  
12 California 90002 ("10403 South Wilmington Avenue") through a foreclosure proceeding. DBTCA,  
13 as trustee for this unidentified trust, thereafter held and retained title to this property through in or  
14 about October 2008.

15 During this period, Defendant DBTCA, as trustee for the unidentified trust, maintained the  
16 property in violation of state and municipal laws by causing and permitting the following conditions  
17 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
18 unsanitary accumulation of debris and other matter; and (C) lack of required maintenance to  
19 structure and premises.

20 685. In or around June 2008, LADBS issued a notice and Order to Comply, to DBTCA  
21 directing that these violations be remedied. Upon taking title, DBTCA, as trustee for the  
22 unidentified trust, thereafter failed to timely remedy the cited violations as ordered.

23 686. In or around August 2008, LADBS issued a notice and Order to Comply to DBTCA,  
24 directing that these violations be remedied. DBTCA, as trustee for the unidentified trust, thereafter  
25 failed to timely remedy the cited violations as ordered.

26 687. In or around September 2008, the city hired contractors to clean, fence and barricade  
27 the property.

1           688.    DBTCA, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **97.     9500 South Hickory Street**

5           689.    In or around July 2008, Defendant DBNTC, as trustee for SABR 2007-NC1, acquired  
6 title to a residential property located at 9500 South Hickory Street, Los Angeles, California 90002  
7 (“9500 South Hickory Street”) through a foreclosure proceeding. DBNTC, as trustee for SABR  
8 2007-NC1, thereafter held and retained title to this property through in or about August 2009.

9           690.    During this period, Defendant DBNTC, as trustee for SABR 2007-NC1, maintained  
10 the property in violation of state and municipal laws by causing and permitting the following  
11 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
12 entry; (B) lack of required maintenance to building and premises; and (C) unsanitary accumulation  
13 of debris and other matter.

14          691.    In or around August 2008, LADBS issued an Order to Comply to DBNTC, ordering  
15 that these violations be remedied. DBNTC, as trustee for SABR 2007-NC1, thereafter failed to  
16 timely remedy the cited violations as ordered.

17          692.    DBNTC, through the acts and omissions of its officers, employees and agents,  
18 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
19 violations.

20          **98.     11051 North Oneida Avenue**

21          693.    In or around July 2008, Defendant DBNTC, as trustee for MASTR SPEC LN  
22 TR06-1, acquired title to a residential property located at 11051 North Oneida Avenue, Los Angeles,  
23 California 91352 (“11051 North Oneida Avenue”) through a foreclosure proceeding. DBNTC, as  
24 trustee for MASTR SPEC LN TR06-1, thereafter held and retained title to this property through in or  
25 about June 2009.

26          694.    During this period, Defendant DBNTC, as trustee for MASTR SPEC LN TR06-1,  
27 maintained the property in violation of state and municipal laws by causing and permitting the  
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1 following conditions to exist, among others, at this property: (A) abandoned structure open to  
2 unauthorized entry; (B) lack of required maintenance to structure and premises; (C) unpermitted  
3 construction; and (D) unpermitted conversion of garage to dwelling unit.

4 695. In or around September 2008, LADBS issued an Order to Comply to DBNTC,  
5 ordering that these violations be remedied. DBNTC, as trustee for MASTR SPEC LN TR06-1,  
6 thereafter failed to timely remedy the cited violations as ordered.

7 696. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

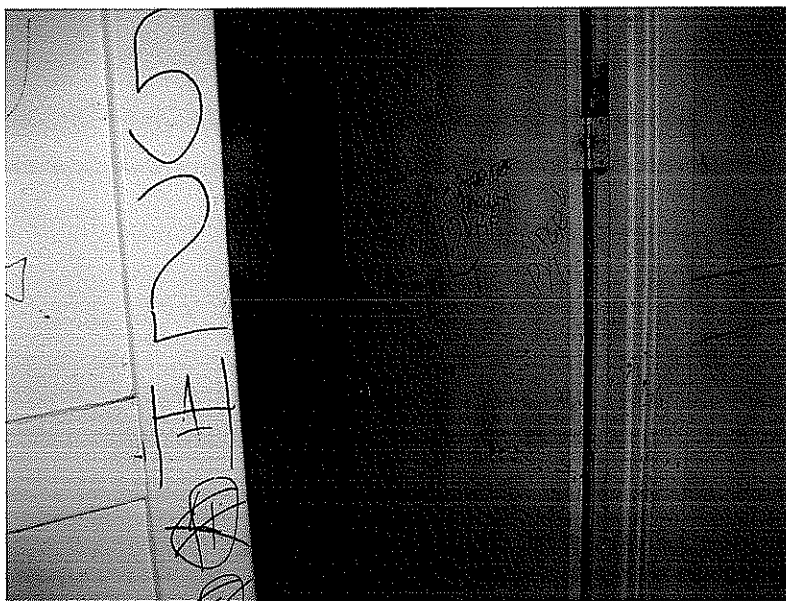
10 **99. 832 West 57th Street**

11 697. In or around July 2008, Defendant DBNTC, as trustee for SABR 2007-BR1, acquired  
12 title to a residential property located at 832 West 57th Street, Los Angeles, California 90037  
13 ("832 West 57th Street") through a foreclosure proceeding. DBNTC, as trustee for SABR 2007-  
14 BR1, thereafter held and retained title to this property through in or about October 2009.

15 698. During this period, Defendant DBNTC, as trustee for SABR 2007-BR1, maintained  
16 the property in violation of state and municipal laws by causing and permitting the following  
17 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
18 entry; (B) unsanitary conditions; and (C) graffiti.

19 699. In or around May 2009, LADBS issued an Order to Comply to DBNTC, ordering that  
20 these violations be remedied. DBNTC, as trustee for SABR 2007-BR1, thereafter failed to timely  
21 remedy the cited violations as ordered.

22 700. Below is a photograph taken by an LADBS inspector in or around June 2009; it  
23 depicts gang graffiti on the interior of 832 West 57th Street:  
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701. In or around June 2009, the City hired contractors to clean, fence, barricade, and remove graffiti from the property.

702. DBNTC, through the acts and omissions of its officers, employees and agents, aided, abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

***100. 7720 North Wilbur Avenue***

703. In or around June 2008, Defendant DBNTC, as trustee for HASCO 2006 HE-2, acquired title to a residential property located at 7720 North Wilbur Avenue, Los Angeles, California 91335 ("7720 North Wilbur Avenue") through a foreclosure proceeding. DBNTC, as trustee for HASCO 2006 HE-2, thereafter held and retained title to this property through in or about April 2009.

704. During this period, Defendant DBNTC, as trustee for HASCO 2006 HE-2, maintained the property in violation of state and municipal laws by causing and permitting the following conditions to exist, among others, at this property: (A) illegal occupancy and (B) construction without permits or approval.

705. In or around September 2008, LADBS issued an Order to Comply to DBNTC, ordering that these violations be remedied. DBNTC, as trustee for HASCO 2006 HE-2, thereafter failed to timely remedy the cited violations as ordered.

1           706. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **101. 11310 South Alvaro Street**

5           707. In or around July 2008, Defendant DBNTC, as trustee for SABR 2007-HE1, acquired  
6 title to a residential property located at 11310 South Alvaro Street, Los Angeles, California 90059  
7 (“11310 South Alvaro Street”) through a foreclosure proceeding. DBNTC, as trustee for SABR  
8 2007-HE1, thereafter held and retained title to this property through in or about August 2009.

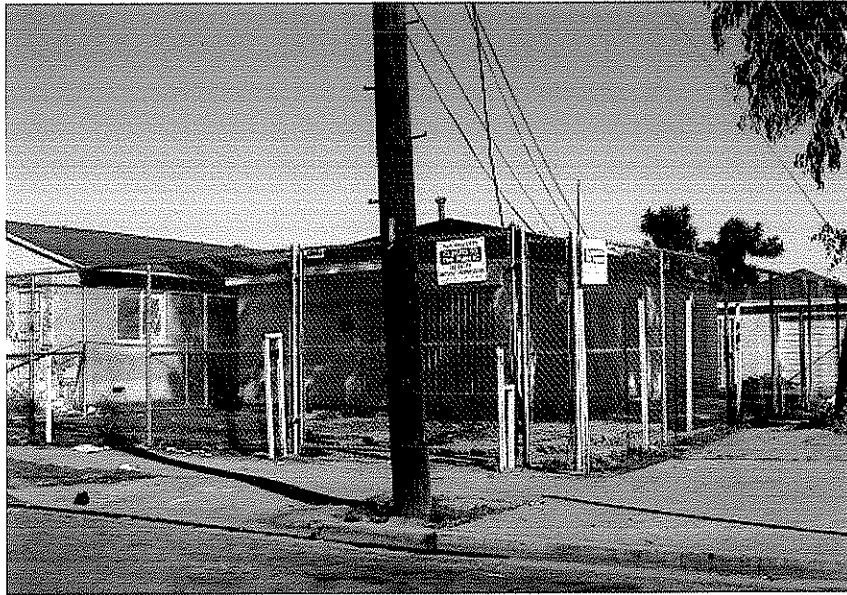
9           708. During this period, Defendant DBNTC, as trustee for SABR 2007-HE1, maintained  
10 the property in violation of state and municipal laws by causing and permitting the following  
11 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
12 entry; (B) unsanitary accumulation of debris and other matter; and (C) lack of required maintenance  
13 to building and premises.

14           709. In or around August 2008, LADBS issued an Order to Comply to DBNTC, ordering  
15 that these violations be remedied. DBNTC, as trustee for SABR 2007-HE1, thereafter failed to  
16 timely remedy the cited violations as ordered.

17           710. The photographs below were taken by an LADBS inspector in or around September  
18 2008. They show the front door of the dwelling open to unauthorized entry and litter and debris  
19 strewn across the front yard at 11310 South Alvaro Street:



1  
2 711. In or around September 2008, the City hired contractors to clean, fence and barricade  
3 the property. The photograph below was taken by an LADBS inspector in or around January 2009.  
4 It shows the front yard of the property after the nuisance conditions were abated by City contractors:



15  
16 712. DBNTC, through the acts and omissions of its officers, employees and agents,  
17 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
18 violations.

19 ***102. 13930 North Bermax Avenue***

20 713. In or around August 2008, Defendant DBNTC, as trustee for AGS 2005-W2,  
21 acquired title to a residential property located at 13930 North Bermax Avenue, Los Angeles,  
22 California 91342 ("13930 North Bermax Avenue") through a foreclosure proceeding. DBNTC, as  
23 trustee for AGS 2005-W2, thereafter held and retained title to this property through in or about  
24 December 2008.

25 714. During this period, Defendant DBNTC, as trustee for AGS 2005-W2, maintained the  
26 property in violation of state and municipal laws by causing and permitting the following conditions  
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1 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
2 unsanitary conditions; and (C) lack of required maintenance to building and premises.

3 715. In or around May 2008, LADBS issued an Order to Comply to DBNTC, ordering that  
4 these violations be remedied. DBNTC, as trustee for AGS 2005-W2, thereafter failed to timely  
5 remedy the cited violations as ordered.

6 716. DBNTC, through the acts and omissions of its officers, employees and agents,  
7 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
8 violations.

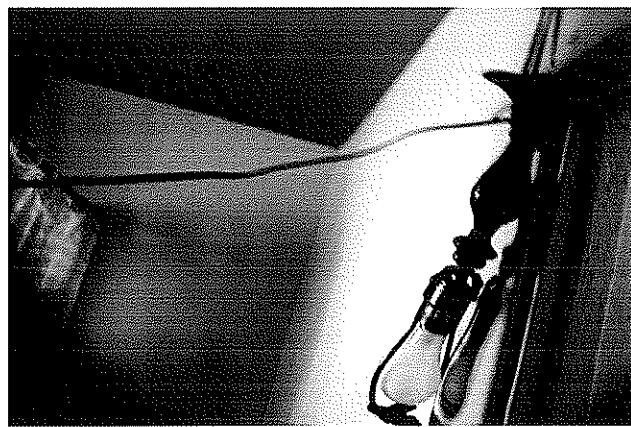
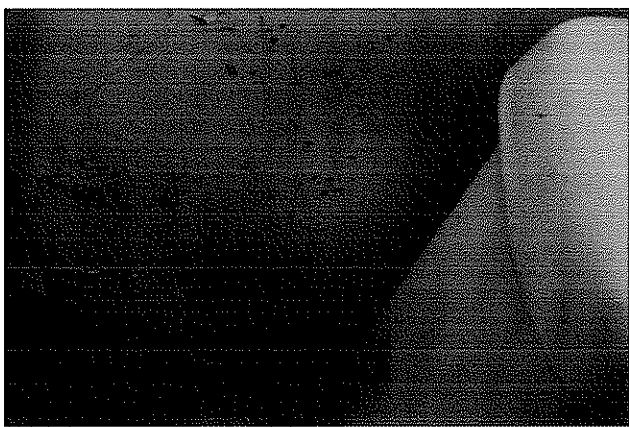
9 ***103. 415 East 48th Street***

10 717. In or around August 2008, Defendant DBNTC, as trustee for MSC1 2006-NC4,  
11 acquired title to an occupied residential rental property located at 415 East 48th Street, Los Angeles,  
12 California 90011 ("415 East 48th Street") through a foreclosure proceeding. DBNTC, as trustee for  
13 MSC1 2006-NC4, thereafter held and retained title to this property through the present.

14 718. During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
15 the property in violation of state and municipal laws by causing and permitting the following  
16 conditions to exist, among others, at this property: (A) unpermitted construction; (B) unapproved  
17 domestic range vent; (C) unapproved heating system; (D) lack of required caulking of plumbing  
18 fixture to wall; (E) unsafe and unsanitary deteriorated floor covering; (F) unapproved security bars  
19 obstructing required emergency egress; (G) defective, missing, and inoperable smoke detectors; (H)  
20 damp room condition; (I) lack of waterproof, clean and sanitary bath counters; (J) use of extension  
21 cords for permanent wiring; (K) loose plumbing fixture; (L) defective plumbing trap and tailpiece;  
22 (L) defective, damaged, broken, and inoperative doors; (M) faulty seal between piping and wall; (N)  
23 chipped and damaged plumbing fixture surface; (O) defective and damaged leaking faucets and  
24 valves; (P) defective and improperly installed lighting fixtures; and (Q) unpermitted plumbing  
25 installation.

1           719. In or around February 2009, LAHD issued a notice to DBNTC, directing that these  
2 violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter failed to timely remedy  
3 the cited violations as directed.

4           720. The photographs below were taken by an LAHD inspector in or around April 2009.  
5 They show some of the substandard conditions at 415 East 48th Street. The first photograph shows  
6 mold growing on the wall in the bathroom and the second photograph shows a lamp hanging upside-  
7 down with its cord strung across the bathroom serving as the room's sole light source:



15  
16           721. In or around May 2009, LAHD provided DBNTC notice of a GM hearing to be held  
17 in or around July 2009. In or around July 2009, DBNTC, as trustee for MSC1 2006-NC4, failed to  
18 appear at the hearing and the property remained in REAP.

19           722. In or around March 2010, Defendant DBNTC, as trustee for MSC1 2006-NC4,  
20 caused and/or permitted the following violations, among others, of state and municipal laws: (A)  
21 filing an action for unlawful detainer against a tenant occupant and (B) failing to pay relocation fees.

22           723. During its period of ownership of this property, Defendant DBNTC, as trustee for  
23 MSC1 2006-NC4, further failed to timely pay SCEP and rental unit registration fees.

24           724. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.  
27  
28



1           **104.    19144 West Lanark Street**

2           725.    In or around August 2008, Defendant DBNTC, as trustee for LBML 2006-8, acquired  
3 title to a residential property located at 19144 West Lanark Street, Los Angeles, California 91335  
4 (“19144 West Lanark Street”) through a foreclosure proceeding. DBNTC, as trustee for LBML  
5 2006-8, thereafter held and retained title to this property through in or about January 2010.

6           726.    During this period, Defendant DBNTC, as trustee for LBML 2006-8, maintained the  
7 property in violation of state and municipal laws by causing and permitting the following conditions  
8 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
9 unsanitary conditions; (C) lack of required waterproofing of exposed surfaces; (D) illegal  
10 occupancy; and (E) unsanitary accumulation of debris and other matter.

11          727.    In or around August 2009, LADBS issued an Order to Comply to DBNTC, ordering  
12 that these violations be remedied. DBNTC, as trustee for LBML 2006-8, thereafter failed to timely  
13 remedy the cited violations as ordered.

14          728.    The photographs below were taken by an LADBS inspector in or around August 2009  
15 and September 2009 respectively. The first photograph shows feces covering the interior floor and  
16 the second image depicts discarded jugs of used motor oil left at the property:



25          729.    DBNTC, through the acts and omissions of its officers, employees and agents,  
26 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
27 violations.  
28

1           **105.    10407 South Anzac Avenue**

2           730.    In or around August 2008, Defendant DBNTC, as trustee for FFMLT 2006-FF5,  
3 acquired title to a residential property located at 10407 South Anzac Avenue, Los Angeles,  
4 California 90002 ("10407 South Anzac Avenue") through a foreclosure proceeding. DBNTC, as  
5 trustee for FFMLT 2006-FF5, thereafter held and retained title to this property through in or about  
6 July 2009.

7           731.    During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF5, maintained  
8 the property in violation of state and municipal laws by causing and permitting the following  
9 conditions to exist, among others, at this property: (A) unpermitted construction; (B) hazardous  
10 electrical wiring; (C) hazardous plumbing; (D) unapproved second dwelling in zone R1; and  
11 (E) unapproved kitchen.

12          732.    In or around February 2009, LADBS issued an Order to Comply to DBNTC, ordering  
13 that these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF5, thereafter failed to  
14 timely remedy the cited violations as ordered.

15          733.    DBNTC, through the acts and omissions of its officers, employees and agents,  
16 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
17 violations.

18           **106.    1608 East 43rd Street**

19          734.    In or around August 2008, Defendant DBNTC, as trustee for AGS 2006-W5,  
20 acquired title to a residential property located at 1608 East 43rd Street, Los Angeles, California  
21 90011 ("1608 East 43rd Street") through a foreclosure proceeding. DBNTC, as trustee for AGS  
22 2006-W5, thereafter held and retained title to this property through in or about December 2009.

23          735.    During this period, Defendant DBNTC, as trustee for AGS 2006-W5, maintained the  
24 property in violation of state and municipal laws by causing and permitting the following conditions  
25 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry and (B)  
26 unsanitary conditions.

1           736. In or around February 2009, LADBS issued an Order to Comply to DBNTC, ordering  
2 that these violations be remedied. DBNTC, as trustee for AGS 2006-W5, thereafter failed to timely  
3 remedy the cited violations as ordered.

4           737. In or around April 2009, the City hired contractors to fence the property.

5           738. DBNTC, through the acts and omissions of its officers, employees and agents,  
6 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
7 violations.

8           ***107. 7702 North Ben Avenue***

9           739. In or around August 2008, Defendant DBNTC, as trustee for NCHL 2006-1, acquired  
10 title to a residential property located at 7702 North Ben Avenue, Los Angeles, California 91605  
11 (“7702 North Ben Avenue”) through a foreclosure proceeding. DBNTC, as trustee for NCHL 2006-  
12 1, thereafter held and retained title to this property through in or about July 2009.

13           740. During this period, Defendant DBNTC, as trustee for NCHL 2006-1, maintained the  
14 property in violation of state and municipal laws by causing and permitting the following conditions  
15 to exist, among others, at this property: (A) unapproved and unpermitted garage conversion to a  
16 dwelling unit; (B) failure to maintain off street parking; and (C) unpermitted construction..

17           741. In or around January 2009, LADBS issued an Order to Comply to DBNTC, ordering  
18 that these violations be remedied. DBNTC, as trustee for NCHL 2006-1, thereafter failed to timely  
19 remedy the cited violations as ordered.

20           742. DBNTC, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

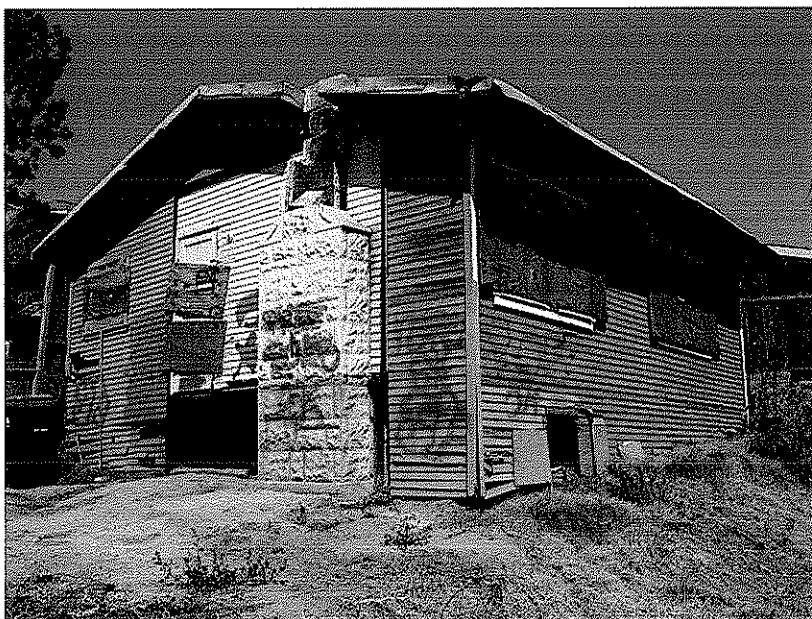
23           ***108. 1021 North Le Gray Avenue***

24           743. In or around August 2008, Defendant DBNTC, as trustee for MSC1 2006-WMC2,  
25 acquired title to a residential property located at 1021 North Le Gray Avenue Los Angeles,  
26 California 90042 (“1021 North Le Gray Avenue”) through a foreclosure proceeding. DBNTC, as  
27  
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1 trustee for MSC1 2006-WMC2, thereafter held and retained title to this property through in or about  
2 November 2009.

3 744. During this period, Defendant DBNTC, as trustee for MSC1 2006-WMC2,  
4 maintained the property in violation of state and municipal laws by causing and permitting the  
5 following condition to exist, among others, at this property: abandoned structure open to  
6 unauthorized entry.

7 745. The photograph below was taken by an LADBS inspector in or around September  
8 2008. It depicts the general dilapidation and lack of maintenance at 1021 North Le Gray Avenue:



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20 746. In or around September 2008, LADBS issued an Order to Comply to DBNTC,  
21 ordering that these violations be remedied. DBNTC, as trustee for MSC1 2006-WMC2, thereafter  
22 failed to timely remedy the cited violations as ordered.

23 747. In or around November 2008, the City hired contractors to fence the property.

24 748. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.

1           **109.    433 East 60th Street**

2           749.    In or around September 2008, Defendant DBNTC, as trustee for FHL 2006-3,  
3 acquired title to an occupied residential rental property located at 433 East 60th Street, Los Angeles,  
4 California 90003 ("433 East 60th Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 FHL 2006-3, thereafter held and retained title to this property through the present.

6           750.    During this period, Defendant DBNTC, as trustee for FHL 2006-3, maintained the  
7 property in violation of state and municipal laws by causing and permitting the following conditions  
8 to exist, among others, at this property: (A) unpermitted construction; (B) unapproved unit; (C)  
9 unapproved open storage; (D) unsafe and unsanitary accumulation of debris, rubbish and similar  
10 matter; (E) lack of required maintenance of electrical wiring and equipment; (F) defective,  
11 improperly installed lighting fixtures; and (G) defective, damaged, broken, inoperative doors and  
12 windows.

13          751.    In or around January 2010, LAHD issued a notice to DBNTC, directing that these  
14 violations be remedied. DBNTC, as trustee for FHL 2006-3, thereafter failed to timely remedy the  
15 cited violations as directed.

16          752.    In or around April 2010, the property became vacant.

17          753.    Subsequently, Defendant DBNTC, as trustee for FHL 2006-3, maintained the  
18 property in violation of state and municipal laws by causing and permitting the following conditions  
19 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry and (B)  
20 lack of required maintenance to structure and premises.

21          754.    In or around December 2010, LADBS issued an Order to Comply to DBNTC,  
22 ordering that these violations be remedied. DBNTC, as trustee for FHL 2006-3, thereafter failed to  
23 timely remedy the cited violations as ordered.

24          755.    In or around January 2011, the City hired contractors to fence and barricade the  
25 property.  
26  
27  
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1 756. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4 ***110. 12846 North Adelpia Avenue***

5 757. In or around September 2008, Defendant DBNTC, as trustee for AGS 2005-W2,  
6 acquired title to a residential property located at 12846 North Adelpia Avenue, Los Angeles,  
7 California 91342 ("12846 North Adelpia Avenue") through a foreclosure proceeding. DBNTC, as  
8 trustee for AGS 2005-W2, thereafter held and retained title to this property through in or about  
9 May 2009.

10 758. During this period, Defendant DBNTC, as trustee for AGS 2005-W2, maintained the  
11 property in violation of state and municipal laws by causing and permitting the following conditions  
12 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B)  
13 unsanitary conditions; (C) unpermitted construction; (D) unapproved garage conversion to dwelling  
14 unit; (E) failure to maintain pool water clarity; and (F) lack of required pool safety features.

15 759. In or around May 2007, LADBS issued an Order to Comply to DBNTC, ordering that  
16 these violations be remedied. Upon taking title, DBNTC, as trustee for AGS 2005-W2, thereafter  
17 failed to timely remedy the cited violations as ordered.

18 760. DBNTC, through the acts and omissions of its officers, employees and agents,  
19 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
20 violations.

21 ***111. 14646 West Bledsoe Street***

22 761. In or around September 2008, Defendant DBNTC, as trustee for SHL 2005-4,  
23 acquired title to a residential property located at 14646 West Bledsoe Street, Los Angeles, California  
24 91342 ("14646 West Bledsoe Street") through a foreclosure proceeding. DBNTC, as trustee for  
25 SHL 2005-4, thereafter held and retained title to this property through in or about May 2009.

26 762. In or around January 2009, Defendant DBNTC, as trustee for SHL 2005-4, caused  
27 and/or permitted the following violations, among others, of state and municipal laws: (A) serving  
28

1 upon a tenant a defective notice to quit and (B) failing to pay required relocation assistance pursuant  
2 to eviction based on government agency order.

3 763. During its period of ownership of this property, Defendant DBNTC, as trustee for  
4 SHL 2005-4, further maintained the property, in violation of state and municipal laws by causing  
5 and permitting the following conditions to exist, among others, at this property: (A) unapproved  
6 garage conversion to a dwelling unit; (B) illegal occupancy; and (C) failure to provide required off-  
7 street parking.

8 764. In or around February 2009, LADBS issued an Order to Comply to DBNTC, ordering  
9 that these violations be remedied. DBNTC, as trustee for SHL 2005-4, thereafter failed to timely  
10 remedy the cited violations as ordered.

11 765. DBNTC, through the acts and omissions of its officers, employees and agents,  
12 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
13 violations.

14 ***112. 612 East 75th Street***

15 766. In or around September 2008, Defendant DBNTC, as trustee for FFMLT 2006-FF4,  
16 acquired title to a residential property located at 612 East 75th Street, Los Angeles, California 90001  
17 ("612 East 75th Street") through a foreclosure proceeding. DBNTC, as trustee for FFMLT 2006-  
18 FF4, thereafter held and retained title to this property through in or about July 2009.

19 767. During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF4, maintained  
20 the property in violation of state and municipal laws by causing and permitting the following  
21 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
22 entry; (B) illegal occupancy; (C) unpermitted construction; (D) unpermitted electrical work;  
23 (E) unpermitted plumbing work; (F) lack of required maintenance of building and premises; and  
24 (G) failure to provide and maintain off street parking.

25 768. In or around September 2008, LADBS issued an Order to Comply to DBNTC,  
26 ordering that these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF4, thereafter  
27 failed to timely remedy the cited violations as ordered.

1           769. In or around May 2009, LADBS again issued a notice and Order to Comply to  
2 DBNTC, directing that these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF4,  
3 thereafter failed to timely remedy the cited violations as ordered.

4           770. In or around May 2009, the city hired contractors to fence the property.

5           771. DBNTC, through the acts and omissions of its officers, employees and agents,  
6 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
7 violations.

8           ***113. 1522 East 107th Street***

9           772. In or around September 2008, Defendant DBTCA, as trustee for IXIS 2006 HE1,  
10 acquired title to a residential property located at 1522 East 107th Street, Los Angeles, California  
11 90002 ("1522 East 107th Street") through a foreclosure proceeding. DBTCA, as trustee for IXIS  
12 2006 HE1, thereafter held and retained title to this property through in or about June 2009.

13           773. During this period, Defendant DBTCA, as trustee for IXIS 2006 HE1, maintained the  
14 property in violation of state and municipal laws by causing and permitting the following conditions  
15 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry and (B)  
16 lack of required maintenance to structure and premises.

17           774. In or around December 2008, LADBS issued notice to DBTCA, directing that these  
18 violations be remedied. DBTCA, as trustee for IXIS 2006 HE1, thereafter failed to timely remedy  
19 the cited violations as ordered.

20           775. DBTCA, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

23           ***114. 3216 North Bennett Drive***

24           776. In or around October 2008, Defendant DBNTC, as trustee for FFMLT 2006-FF11,  
25 acquired title to a residential property located at 3216 North Bennett Drive, Los Angeles, California  
26 90065 ("3216 North Bennett Drive") through a foreclosure proceeding. DBNTC, as trustee for  
27  
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1 FFMLT 2006-FF11, thereafter held and retained title to this property through in or about February  
2 2010.

3 777. During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF11, maintained  
4 the property in violation of state and municipal laws by causing and permitting the following  
5 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
6 entry; (B) unsafe and unsanitary conditions; (C) defective, deteriorated vertical supports; (D)  
7 defective and deteriorated roof and ceilings; (E) deteriorated and defective flooring and flooring  
8 supports; (F) hazardous electrical wiring; (G) hazardous plumbing; (H) defective and deteriorated  
9 plaster or drywall; and (I) buckled, split or decayed exterior walls.

10 778. In or around May 2009, LADBS issued an Order to Comply to DBNTC, ordering that  
11 these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF11, thereafter failed to timely  
12 remedy the cited violations as ordered.

13 779. The photographs below were taken by an LADBS inspector in or around May 2009.  
14 They show unrepaired fire damage to 3216 North Bennett Drive:



24 780. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.  
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1           **115.    8163 North White Oak Avenue**

2           781.    In or around October 2008, Defendant DBNTC, as trustee for AGS 2006-W3,  
3 acquired title to a residential property located at 8163 North White Oak Avenue, Los Angeles,  
4 California 91316 ("8163 North White Oak Avenue") through a foreclosure proceeding. DBNTC, as  
5 trustee for AGS 2006-W3, thereafter held and retained title to this property through in or about  
6 August 2009.

7           782.    During this period, Defendant DBNTC, as trustee for AGS 2006-W3, maintained the  
8 property in violation of state and municipal laws by causing and permitting the following conditions  
9 to exist, among others, at this property: (A) abandoned structure open to unauthorized entry; (B) lack  
10 of required maintenance to building and premises; (C) hazardous electrical wiring; (D) lack of  
11 required weatherproofing on exposed surfaces; and (E) illegal occupancy.

12           783.    In or around September 2008, LADBS issued an Order to Comply to DBNTC  
13 directing that these violations be remedied. Upon taking title, DBNTC, as trustee for AGS 2006-  
14 W3, thereafter failed to timely remedy the cited violations as ordered.

15           784.    DBNTC, through the acts and omissions of its officers, employees and agents,  
16 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
17 violations.

18           **116.    10442 North Haddon Avenue**

19           785.    In or around October 2008, Defendant DBNTC, as trustee for Argent AGS 2006-W5,  
20 acquired title to a residential property located at 10442 North Haddon Avenue, Los Angeles,  
21 California 91331 ("10442 North Haddon Avenue") through a foreclosure proceeding. DBNTC, as  
22 trustee for Argent AGS 2006-W5, thereafter held and retained title to this property through in or  
23 about July 2009.

24           786.    During this period, Defendant DBNTC, as trustee for Argent AGS 2006-W5,  
25 maintained the property in violation of state and municipal laws by causing and permitting the  
26 following conditions to exist, among others, at this property: (A) garage conversion without permits  
27 or approval and (B) illegal occupancy.

1           787. In or around February 2008, LADBS issued an Order to Comply to DBNTC directing  
2 that these violations be remedied. Upon taking title, DBNTC, as trustee for Argent AGS 2006-W5,  
3 thereafter failed to timely remedy the cited violations as ordered.

4           788. In or around December 2008, LADBS again issued a notice and Order to Comply to  
5 DBNTC, directing that these violations be remedied. DBNTC, as trustee for Argent AGS 2006-W5,  
6 thereafter failed to timely remedy the cited violations as ordered.

7           789. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

10           ***117. 19023 West Schoolcraft Road***

11           790. In or around November 2008, Defendant DBNTC, AGMS ARSI 2006-M3, acquired  
12 title to a residential property located at 19023 West Schoolcraft Road, Los Angeles, California  
13 91335 ("19023 West Schoolcraft Road") through a foreclosure proceeding. DBNTC, AGMS ARSI  
14 2006-M3, thereafter held and retained title to this property through in or about January 2009.

15           791. During this period, Defendant DBNTC, AGMS ARSI 2006-M3, maintained the  
16 property in violation of state and municipal laws by causing and permitting the following conditions  
17 to exist, among others, at this property: (A) (A) abandoned structure open to unauthorized entry; (B)  
18 unsanitary conditions; (c) lack of required waterproofing of exposed surfaces; (D) illegal occupancy  
19 and (E) lack of required maintenance to building and premises.

20           792. In or around November 2008, LADBS issued an Order to Comply to DBNTC  
21 ordering that these violations be remedied. DBNTC, AGMS ARSI 2006-M3, thereafter failed to  
22 timely remedy the cited violations as ordered.

23           793. DBNTC, through the acts and omissions of its officers, employees and agents,  
24 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
25 violations.

1           **118.    294 West 10th Street**

2           794.    In or around November 2008, Defendant DBNTC, as trustee for HSI 2006-OPT3,  
3 acquired title to an occupied residential rental property located at 294 West 10th Street, Los Angeles,  
4 California 90731 ("294 West 10th Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 HSI 2006-OPT3, thereafter held and retained title to this property through the present.

6           795.    During this period, Defendant DBNTC, as trustee for HSI 2006-OPT3, maintained  
7 the property in violation of state and municipal laws by causing and permitting the following  
8 conditions to exist, among others, at this property: (A) buckled, split and decayed exterior walls;  
9 (B) defective foundation vent screening; (C) defective and deteriorated plaster and drywall; (D)  
10 defective, missing, and inoperable smoke detectors; (E) unapproved heating system; (F) loose  
11 plumbing fixture; (G) chipped, damaged plumbing fixture surface; (H) defective, damaged, broken,  
12 inoperative doors or windows; (I) lack of required caulking at connection of plumbing fixture to  
13 wall; (J) unsafe and unsanitary deteriorated floor covering; (K) damp room condition; (L) decayed,  
14 dry-rotted, termite damaged wood; (M) defective, damaged, and leaking faucets and valves; (N) lack  
15 of waterproof, clean and sanitary counters; (O) defective foundation vent screening;  
16 (P) commencement of work without the required Certificate of Appropriateness; (Q) unapproved  
17 open storage; (R) unsafe and unsanitary accumulation of debris, rubbish and similar matter; (S) lack  
18 of required weatherproofing; and (T) unapproved construction.

19           796.    In or around May 2009, LAHD issued a notice to DBNTC, directing that these  
20 violations be remedied. DBNTC, as trustee for HSI 2006-OPT3, thereafter failed to timely remedy  
21 the cited violations as directed.

22           797.    During this period, Defendant DBNTC, as trustee for HSI 2006-OPT3, further failed  
23 to pay the property taxes due and owing in violation of state law.

24           798.    DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.

1           **119.    346 West 45th Street**

2           799.    In or around December 2008, Defendant DBNTC, as trustee for SABR 2007-BR2,  
3 acquired title to an occupied residential rental property located at 346 West 45th Street, Los Angeles,  
4 California 90037 ("346 West 45th Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 SABR 2007-BR2, thereafter held and retained title to this property through in or about December  
6 2009.

7           800.    During this period, Defendant DBNTC, as trustee for SABR 2007-BR2, maintained  
8 the property in violation of state and municipal laws by causing and permitting the following  
9 conditions to exist, among others, at this property: (A) unsanitary accumulation of debris and other  
10 matter; (B) lack of required maintenance to building structure and premises; (C) defective, unsafe,  
11 and inoperative plumbing system; (D) defective and deteriorated plaster and drywall; (E) unsafe and  
12 unsanitary and deteriorated floor covering; (F) defective and damaged leaking faucets and valves;  
13 and (G) damp room condition.

14          801.    In or around February 2009, LAHD issued a notice to DBNTC, directing that these  
15 violations be remedied. DBNTC, as trustee for SABR 2007-BR2, thereafter failed to timely remedy  
16 the cited violations as directed.

17          802.    During this period, Defendant DBNTC, as trustee for SABR 2007-BR2, further  
18 caused and/or permitted the following violations of state and municipal laws: (A) reduction of  
19 services and (B) demanding rent when prohibited.

20          803.    DBNTC, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

23           **120.    11936 West Blythe Street**

24          804.    In or around December 2008, Defendant DBNTC, as trustee for AGS 2006-W3,  
25 acquired title to a residential property located at 11936 West Blythe Street, Los Angeles, California  
26 91605 ("11936 West Blythe Street") through a foreclosure proceeding. DBNTC, as trustee for AGS  
27 2006-W3, thereafter held and retained title to this property through in or about March 2010.

1           805.    During this period, Defendant DBNTC, as trustee for AGS 2006-W3, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) construction without permits or approval; (B) garage  
4 conversion without permits or approval; and (C) failure to maintain required off street parking.

5           806.    In or around May 2008, LADBS issued a notice and Order to Comply to DBNTC  
6 directing that these violations be remedied. Upon taking title, DBNTC, as trustee for AGS 2006-  
7 W3, thereafter failed to timely remedy the cited violations as ordered.

8           807.    During its period of ownership period, Defendant DBNTC, as trustee for AGS 2006-  
9 W3, further failed to pay the property taxes due and owing in violation of state law.

10          808.    DBNTC, through the acts and omissions of its officers, employees and agents,  
11 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
12 violations.

13           ***121.    13137 West Filmore Street***

14          809.    In or around December 2008, Defendant DBNTC, as trustee for AGS 2006-W3,  
15 acquired title to a residential property located at 13137 West Filmore Street, Los Angeles, California  
16 91331 ("13137 West Filmore Street") through a foreclosure proceeding. DBNTC, as trustee for  
17 AGS 2006-W3, thereafter held and retained title to this property through in or about December 2009.

18          810.    During this period, Defendant DBNTC, as trustee for AGS 2006-W3, maintained the  
19 property in violation of state and municipal laws by causing and permitting the following conditions  
20 to exist, among others, at this property: (A) illegal occupancy and (B) garage conversion without  
21 permits or approval.

22          811.    In or around November 2009, LADBS issued an Order to Comply to DBNTC,  
23 ordering that these violations be remedied. DBNTC, as trustee for AGS 2006-W3, thereafter failed  
24 to timely remedy the cited violations as ordered.

25          812.    DBNTC, through the acts and omissions of its officers, employees and agents,  
26 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
27 violations.

1           **122.    3743 East Lee Street**

2           813.    In or around December 2008, Defendant DBNTC, as trustee for NVMF 2006-5,  
3 acquired title to an occupied residential rental property located at 3743 East Lee Street, Los Angeles,  
4 California 90023 ("3743 East Lee Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 NVMF 2006-5, thereafter held and retained title to this property through in or about November  
6 2010.

7           814.    During this period, Defendant DBNTC, as trustee for NVMF 2006-5, maintained the  
8 property in violation of state and municipal laws by causing and permitting the following conditions  
9 to exist, among others, at this property: (A) defective, missing insect screens; (B) defective,  
10 damaged, broken, inoperative doors or windows; (C) defective and deteriorated plaster and drywall;  
11 (D) lack of required caulking at connection of plumbing fixture to wall; (E) unsafe and unsanitary  
12 deteriorated floor covering; (F) chipped and damaged plumbing fixture surface; (G) lack of required  
13 weatherproofing of exposed surfaces; (H) lack of required water heater strapping or anchorage;  
14 (I) unapproved termination of water heater temperature and pressure relief valve line; (J) defective,  
15 damaged, and leaking faucets and valves; (K) broken, deteriorated and missing window glass; and  
16 (L) unapproved exit door lock or latch.

17           815.    In or around April 2008, LAHD issued a notice to DBNTC, directing that these  
18 violations be remedied. Upon taking title, DBNTC, as trustee for NVMF 2006-5, thereafter failed to  
19 timely remedy the cited violations as directed.

20           816.    During this period, Defendant DBNTC, as trustee for NVMF 2006-5, further caused  
21 and/or permitted the following violations of state and municipal laws: (A) serving upon tenants  
22 multiple defective Notices to Quit and (B) illegally increasing rent.

23           817.    DBNTC, through the acts and omissions of its officers, employees and agents,  
24 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
25 violations.

1           **123.    7734 North Varna Avenue**

2           818.    In or around January 2009, Defendant DBNTC, as trustee for WAMU 2006-AR5,  
3 acquired title to a residential property located at 7734 North Varna Avenue, Los Angeles, California  
4 91605 ("7734 North Varna Avenue") through a foreclosure proceeding. DBNTC, as trustee for  
5 WAMU 2006-AR5, thereafter held and retained title to this property through in or about December  
6 2009.

7           819.    During this period, Defendant DBNTC, as trustee for WAMU 2006-AR5, maintained  
8 the property in violation of state and municipal laws by causing and permitting the following  
9 conditions to exist, among others, at this property: (A) major auto repair; (B) storage of vehicle  
10 parts; (C) storage of a commercial vehicle in a residential zone; (D) unsanitary accumulation of  
11 debris and other matter; (E) lack of required maintenance to building or premises; (F) defective,  
12 damaged members of ceiling and roof; and (G) fire damage.

13           820.    In or around August 2009, LADBS issued an Order to Comply to DBNTC, ordering  
14 that these violations be remedied. DBNTC, as trustee for WAMU 2006-AR5, thereafter failed to  
15 timely remedy the cited violations as ordered.

16           821.    DBNTC, through the acts and omissions of its officers, employees and agents,  
17 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
18 violations.

19           **124.    8808 North Hayvenhurst Avenue**

20           822.    In or around January 2009, Defendant DBNTC, as trustee for FFMLT 2006-FF9,  
21 acquired title to a residential property located at 8808 North Hayvenhurst Avenue, Los Angeles,  
22 California 91343 ("8808 North Hayvenhurst Avenue") through a foreclosure proceeding. DBNTC,  
23 as trustee for FFMLT 2006-FF9, thereafter held and retained title to this property through in or about  
24 May 2010.

25           823.    During this period, Defendant DBNTC, as trustee for FFMLT 2006-FF9, maintained  
26 the property in violation of state and municipal laws by causing and permitting the following  
27 conditions to exist, among others, at this property: (A) unpermitted and unapproved construction;  
28



1 (B) illegal occupancy; (C) failure to provide required off street parking; and (D) unpermitted  
2 electrical work.

3 824. In or around March 2010, LADBS issued an Order to Comply to DBNTC, ordering  
4 that these violations be remedied. DBNTC, as trustee for FFMLT 2006-FF9, thereafter failed to  
5 timely remedy the cited violations as ordered.

6 825. During its period of ownership of this property, Defendant DBNTC, as trustee for  
7 FFMLT 2006-FF9 further failed to pay the property taxes due and owing in violation of state law.

8 826. DBNTC, through the acts and omissions of its officers, employees and agents, aided,  
9 abetted, participated in, encouraged, assisted, ratified and approved the foregoing violations.

10 ***125. 5341 North Denny Avenue***

11 827. In or around January 2009, Defendant DBNTC, as trustee for SHL 2006-OPT2,  
12 acquired title to an occupied residential rental property located at 5341 North Denny Avenue,  
13 Los Angeles, California 91601 ("5341 North Denny Avenue") through a foreclosure proceeding.  
14 DBNTC, as trustee for SHL 2006-OPT2, thereafter held and retained title to this property through in  
15 or about December 2010.

16 828. During this period, Defendant DBNTC, as trustee for SHL 2006-OPT2, maintained  
17 the property in violation of state and municipal laws by causing and permitting the following  
18 conditions to exist, among others, at this property: (A) construction without permits or approvals;  
19 (B) defective and deteriorated plaster or drywall; and (C) unsafe and unsanitary deteriorated floor  
20 covering.

21 829. In or around June 2010, LAHD issued a notice to DBNTC, directing that these  
22 violations be remedied. DBNTC, as trustee for SHL 2006-OPT2, thereafter failed to timely remedy  
23 the cited violations as directed.

24 830. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.

1           **126.    13946 Candlewood Drive**

2           831.    In or around February 2009, Defendant DBNTC, as trustee for MSC1 2006-NC4,  
3 acquired title to a residential property located at 13946 Candlewood Drive, Los Angeles, California  
4 91342 ("13946 Candlewood Drive") through a foreclosure proceeding. DBNTC, as trustee for  
5 MSC1 2006-NC4, thereafter held and retained title to this property through in or about June 2009.

6           832.    During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
7 the property in violation of state and municipal laws by causing and permitting the following  
8 condition to exist, among others, at this property: abandoned structure open to unauthorized entry  
9 open

10          833.    In or around March 2009, LADBS issued an Order to Comply to DBNTC, ordering  
11 that these violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter failed to  
12 timely remedy the cited violations as ordered.

13          834.    DBNTC, through the acts and omissions of its officers, employees and agents,  
14 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
15 violations.

16           **127.    12113 North Adelpia Avenue**

17          835.    In or around February 2009, Defendant DBNTC, as trustee for SABR 2007-BR3,  
18 acquired title to a residential property located at 12113 North Adelpia Avenue, Los Angeles,  
19 California 91340 ("12113 North Adelpia Avenue") through a foreclosure proceeding. DBNTC, as  
20 trustee for SABR 2007-BR3, thereafter held and retained title to this property through in or about  
21 June 2010.

22          836.    During this period, Defendant DBNTC, as trustee for SABR 2007-BR3, maintained  
23 the property in violation of state and municipal laws by causing and permitting the following  
24 conditions to exist, among others, at this property: (A) unpermitted and unapproved construction;  
25 (B) unpermitted and unapproved garage conversion; and (C) illegal occupancy.

1           837. In or around November 2009, LADBS issued an Order to Comply to DBNTC,  
2 ordering that these violations be remedied. DBNTC, as trustee for SABR 2007-BR3, thereafter  
3 failed to timely remedy the cited violations as ordered.

4           838. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           **128. 24718 South Bombay Avenue**

8           839. In or around February 2009, Defendant DBNTC, as trustee for AMS 2001-A,  
9 acquired title to a residential property located at 24718 South Bombay Avenue, Los Angeles,  
10 California 90744 ("24718 South Bombay Avenue") through a foreclosure proceeding. DBNTC, as  
11 trustee for AMS 2001-A, thereafter held and retained title to this property through in or about  
12 August 2010.

13           840. During this period, Defendant DBNTC, as trustee for AMS 2001-A, maintained the  
14 property in violation of state and municipal laws by causing and permitting the following conditions  
15 to exist, among others, at this property: (A) vacant structure and (B) lack of required maintenance to  
16 building and premises.

17           841. In or around June 2010, LADBS issued an Order to Comply to DBNTC, ordering that  
18 these violations be remedied. DBNTC, as trustee for AMS 2001-A, thereafter failed to timely  
19 remedy the cited violations as ordered.

20           842. DBNTC, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

23           **129. 942 South Camulos Street**

24           843. In or around March 2009, Defendant DBNTC, as trustee for HML 2007-5, acquired  
25 title to a residential property located at 942 South Camulos Street, Los Angeles, California 90023  
26 ("942 South Camulos Street") through a foreclosure proceeding. DBNTC, as trustee for HML 2007-  
27 5, thereafter held and retained title to this property through in or about February 2010.

1           844. During this period, Defendant DBNTC, as trustee for HML 2007-5, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) garage conversion; (B) failure to maintain required off-  
4 street parking; and (C) construction without permits and approvals.

5           845. In or around May 2008, LADBS issued an Order to Comply to DBNTC, ordering that  
6 these violations be remedied. Upon taking title, DBNTC, as trustee for HML 2007-5, thereafter  
7 failed to timely remedy the cited violations as ordered.

8           846. DBNTC, through the acts and omissions of its officers, employees and agents,  
9 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
10 violations.

11           ***130. 6144 East York Boulevard***

12           847. In or around April 2009, Defendant DBNTC, as trustee for INDX 2006-AR4,  
13 acquired title to a residential property located at 6144 East York Boulevard, Los Angeles, California  
14 90042 ("6144 East York Boulevard") through a foreclosure proceeding. DBNTC, as trustee for  
15 INDX 2006-AR4, thereafter held and retained title to this property through in or about August 2010.

16           848. During this period, Defendant DBNTC, as trustee for INDX 2006-AR4, maintained  
17 the property in violation of state and municipal laws by causing and permitting the following  
18 conditions to exist, among others, at this property: (A) unapproved occupancy; (B) unpermitted and  
19 unapproved construction; (C) unpermitted and unapproved electrical work; (D) unpermitted and  
20 unapproved electrical work; (E) lack of adequate heating; and (F) unsanitary accumulation of debris  
21 and other matter.

22           849. In or around June 2007, LADBS issued an Order to Comply to DBNTC, directing  
23 that these violations be remedied. Upon taking title, DBNTC, as trustee for INDX 2006-AR4,  
24 thereafter failed to timely remedy the cited violations as ordered.

25           850. In or around June 2009, LADBS issued an Order to Comply to DBNTC, ordering that  
26 these violations be remedied. DBNTC, as trustee for INDX 2006-AR4, thereafter failed to timely  
27 remedy the cited violations as ordered.

1           851. In or around February 2010, LADBS again issued a notice and Order to Comply to  
2 DBNTC, directing that these violations be remedied. DBNTC, as trustee for INDX 2006-AR4,  
3 thereafter failed to timely remedy the cited violations as ordered.

4           852. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           ***131. 12442 West Claretta Street***

8           853. In or around April 2009, Defendant DBNTC, as trustee for INDX 2006-AR2,  
9 acquired title to a residential property located at 12442 West Claretta Street, Los Angeles, California  
10 91331 ("12442 West Claretta Street") through a foreclosure proceeding. DBNTC, as trustee for  
11 INDX 2006-AR2, thereafter held and retained title to this property through in or about November  
12 2009.

13           854. During this period, Defendant DBNTC, as trustee for INDX 2006-AR2, maintained  
14 the property in violation of state and municipal laws by causing and permitting the following  
15 conditions to exist, among others, at this property: (A) illegal occupancy and (B) garage conversion.

16           855. In or around November 2009, LADBS issued an Order to Comply to DBNTC,  
17 ordering that these violations be remedied. DBNTC, as trustee for INDX 2006-AR2, thereafter  
18 failed to timely remedy the cited violations as ordered.

19           856. DBNTC, through the acts and omissions of its officers, employees and agents,  
20 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
21 violations.

22           ***132. 666 West 68th Street***

23           857. In or around May 2009, Defendant DBNTC, as trustee for INDX 2006-AR14,  
24 acquired title to an occupied residential rental property located at 666 West 68th Street, Los Angeles,  
25 California 90044 ("666 West 68th Street") through a foreclosure proceeding. DBNTC, as trustee for  
26 INDX 2006-AR14, thereafter held and retained title to this property through in or about October  
27 2010.

1           858. During this period, Defendant DBNTC, as trustee for INDX 2006-AR14, maintained  
2 the property in violation of state and municipal laws by causing and permitting the following  
3 conditions to exist, among others, at this property: (A) failure to maintain building, structure, and  
4 premises; (B) defective, missing, and inoperable smoke detectors; (C) vermin and rodent infestation;  
5 (D) missing insect screens; (E) defective and inoperable cabinet doors; (F) unsafe and unsanitary  
6 floor covering; (G) defective and deteriorated plaster and drywall; (H) loose plumbing fixture; (I)  
7 defective, damaged, and leaking faucets and valves; (J) lack of required caulking; (K) unapproved  
8 unit; and (L) failure to maintain plumbing system.

9           859. In or around April 2010, LAHD issued a notice to DBNTC, directing that these  
10 violations be remedied. DBNTC, as trustee for INDX 2006-AR14, thereafter failed to timely  
11 remedy the cited violations as directed.

12           860. DBNTC, through the acts and omissions of its officers, employees and agents,  
13 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
14 violations.

15           ***133. 344 East 118th Place***

16           861. In or around May 2009, Defendant DBNTC, as trustee for INDX 2005-AR14,  
17 acquired title to an occupied residential rental property located at 344 East 118th Place, Los Angeles,  
18 California 90061 ("344 East 118th Place") through a foreclosure proceeding. DBNTC, as trustee for  
19 INDX 2005-AR14, thereafter held and retained title to this property through in or about November  
20 2010.

21           862. During this period, Defendant DBNTC, as trustee for INDX 2005-AR14, maintained  
22 the property in violation of state and municipal laws by causing and permitting the following  
23 conditions to exist, among others, at this property: (A) failure to provide required landscape  
24 irrigation system; (B) unapproved open storage; (C) unpermitted and unapproved construction;  
25 (D) defective, damaged, broken, and inoperative doors; (E) defective and deteriorated plaster and  
26 drywall; (F) defective, missing, and inoperable smoke detectors; (G) broken, deteriorated and  
27 missing window glass; (H) unapproved heating system; (I) unapproved domestic range vent; (J)

1 inoperative, defective, unapproved electrical receptacles; (K) faulty seal between piping and wall;  
2 (L) loose plumbing fixture; (M) missing or broken water shut-off valve handles; and (N) unsafe and  
3 unsanitary deteriorated floor covering.

4 863. In or around March 2010, LAHD issued a notice to DBNTC, directing that these  
5 violations be remedied. DBNTC, as trustee for INDX 2005-AR14, thereafter failed to timely  
6 remedy the cited violations as directed.

7 864. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

10 ***134. 732 South Columbia Avenue***

11 865. In or around May 2009, Defendant DBNTC, as trustee for IMPAC 2006-3, acquired  
12 title to a residential property located at 732 South Columbia Avenue, Los Angeles, California 90017  
13 ("732 South Columbia Avenue") through a foreclosure proceeding. DBNTC, as trustee for IMPAC  
14 2006-3, thereafter held and retained title to this property through in or about April 2010.

15 866. During this period, Defendant DBNTC, as trustee for IMPAC 2006-3, maintained the  
16 property in violation of state and municipal laws by causing and permitting the following conditions  
17 to exist, among others, at this property: (A) unapproved use and occupancy; (B) unpermitted  
18 construction; (C) unpermitted plumbing; and (D) unapproved use of multi mailboxes.

19 867. In or around April 2010, LADBS issued an Order to Comply to DBNTC, ordering  
20 that these violations be remedied. DBNTC, as trustee for IMPAC 2006-3, thereafter failed to timely  
21 remedy the cited violations as ordered.

22 868. During its period of ownership of this property, Defendant DBNTC, as trustee for  
23 IMPAC 2006-3, further caused and/or permitted the following violations of state and municipal  
24 laws: (A) failure to pay rental unit registration fees; (B) collecting rent while unit is unregistered;  
25 and (C) failure to pay SCEP fees.

1           869. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           ***135. 662 East 116th Street***

5           870. In or around May 2009, Defendant DBNTC, as trustee for SABR 2007-BR5, acquired  
6 title to a residential property located at 662 East 116th Street, Los Angeles, California 90059 ("662  
7 East 116th Street") through a foreclosure proceeding. DBNTC, as trustee for SABR 2007-BR5,  
8 thereafter held and retained title to this property through in or about May 2010.

9           871. During this period, Defendant DBNTC, as trustee for SABR 2007-BR5, maintained  
10 the property in violation of state and municipal laws by causing and permitting the following  
11 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
12 entry and (B) lack of required maintenance to structure and premises.

13           872. In or around October 2009, LADBS issued an Order to Comply to DBNTC, ordering  
14 that these violations be remedied. DBNTC, as trustee for SABR 2007-BR5, thereafter failed to  
15 timely remedy the cited violations as ordered.

16           873. DBNTC, through the acts and omissions of its officers, employees and agents,  
17 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
18 violations.

19           ***136. 1212 South Tremaine Avenue***

20           874. In or around June 2009, Defendant DBNTC, as trustee for LBML 2006-5, acquired  
21 title to an occupied residential rental property located at 1212 South Tremaine Avenue, Los Angeles,  
22 California 90019 ("1212 South Tremaine Avenue") through a foreclosure proceeding. DBNTC, as  
23 trustee for LBML 2006-5, thereafter held and retained title to this property through in or about  
24 October 2010.

25           875. During this period, Defendant DBNTC, as trustee for LBML 2006-5, maintained the  
26 property in violation of state and municipal laws by causing and permitting the following conditions  
27 to exist, among others, at this property: (A) defective, improperly installed lighting fixtures;  
28



1 (B) defective, damaged, broken, inoperative doors and windows; (C) damaged and missing electrical  
2 receptacle covers; (D) defective and deteriorated plaster and drywall; and (E) unapproved exit door  
3 lock or latch.

4 876. In or around December 2009, LAHD issued a notice to DBNTC, directing that these  
5 violations be remedied. DBNTC, as trustee for LBML 2006-5, thereafter failed to timely remedy the  
6 cited violations as ordered.

7 877. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

10 ***137. 2202 East Sheridan Street***

11 878. In or around June 2009, Defendant DBNTC, as trustee for NATIXIS 2007 HE-2,  
12 acquired title to an occupied residential rental property located at 2202 East Sheridan Street,  
13 Los Angeles, California 90033 ("2202 East Sheridan Street") through a foreclosure proceeding.  
14 DBNTC, as trustee for NATIXIS 2007 HE-2, thereafter held and retained title to this property  
15 through the present.

16 879. During this period, Defendant DBNTC, as trustee for NATIXIS 2007 HE-2,  
17 maintained the property in violation of state and municipal laws by causing and permitting the  
18 following conditions to exist, among others, at this property: (A) unsanitary accumulation of debris  
19 rubbish and similar matter; (B) failure to provide access for inspection; (C) defective electrical  
20 service; (D) buckled, split and decayed exterior walls; (E) defective, damaged, broken and  
21 inoperative doors and windows; (F) defective and missing insect screens; (F) lack of required  
22 maintenance to building, structure and premises; (G) lack of required caulking at connection of  
23 plumbing fixture to floor; (H) loose plumbing fixture; and (I) defective, damaged and leaking faucets  
24 and valves.

25 880. In or around June 2009, LAHD issued a notice to DBNTC, directing that these  
26 violations be remedied. DBNTC, as trustee for NATIXIS 2007 HE-2, thereafter failed to timely  
27 remedy the cited violations as directed.

1           881. During this period, Defendant DBNTC, as trustee for NATIXIS 2007 HE-2, further  
2 caused and/or permitted the following violation of state and municipal laws: serving upon tenants a  
3 defective Notice to Quit.

4           882. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           ***138. 5142 East Ithaca Avenue***

8           883. In or around June 2009, Defendant DBTCA, as trustee for SHL 2006-EQ1, acquired  
9 title to a residential property located at 5142 East Ithaca Avenue, Los Angeles, California 90032  
10 (“5142 East Ithaca Avenue”) through a foreclosure proceeding. DBTCA, as trustee for SHL 2006-  
11 EQ1, thereafter held and retained title to this property through in or about September 2010.

12           884. During this period, Defendant DBTCA, as trustee for SHL 2006-EQ1, caused and/or  
13 permitted the following condition, to exist, among others, at this property, and/or maintained the  
14 property, in violation of state and municipal laws by causing and permitting the following conditions  
15 to exist, among others, at this property: illegal occupancy.

16           885. In or around April 2010, LADBS issued an Order to Comply to DBTCA, directing  
17 that these violations be remedied. DBTCA, as trustee for SHL 2006-EQ1, thereafter failed to timely  
18 remedy the cited violations as ordered.

19           886. DBTCA, through the acts and omissions of its officers, employees and agents,  
20 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
21 violations.

22           ***139. 9029 South Hoover Street***

23           887. In or around June 2009, Defendant DBNTC, as trustee for MSC1 2004-NCI, acquired  
24 title to an occupied residential rental property located at 9029 South Hoover Street, Los Angeles,  
25 California 90044 (“9029 South Hoover Street”) through a foreclosure proceeding. DBNTC, as  
26 trustee for MSC1 2004-NCI, thereafter held and retained title to this property through the present.

1           888. During this period, Defendant DBNTC, as trustee for MSC1 2004-NCI, maintained  
2 the property in violation of state and municipal laws by causing and permitting the following  
3 conditions to exist, among others, at this property: (A) missing or broken water shut-off valve  
4 handles; (B) defective, missing, and inoperable smoke detectors; (C) defective, damaged, broken and  
5 inoperative doors and windows; (D) lack of required water heater strapping or anchorage; (E) lack of  
6 waterproof, clean and sanitary kitchen counters; (F) unsafe and unsanitary deteriorated floor  
7 covering; (G) defective, missing, and inoperable smoke detectors; (H) unapproved heating system;  
8 (I) unapproved open storage; (J) unapproved termination of water heater temperature and pressure  
9 relief valve line; (K) faulty seal between piping and floor surfaces; (L) defective, unsafe and  
10 inoperative plumbing system; and (M) lack of required caulking at connection of plumbing fixture to  
11 wall.

12           889. The photograph below was taken by an LADBS inspector in or around April 2010. It  
13 shows the deteriorated condition of the flooring at the property:



1           890. In or around April 2010, LAHD issued a notice to DBNTC, directing that these  
2 violations be remedied. DBNTC, as trustee for MSC1 2004-NCI, thereafter failed to timely remedy  
3 the cited violations as directed.

4           891. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           ***140. 1551 East 106th Street***

8           892. In or around July 2009, Defendant DBNTC, as trustee for MSC1 2006-NC4, acquired  
9 title to a residential property located at 1551 East 106th Street, Los Angeles, California 90002  
10 (“1551 East 106th Street”) through a foreclosure proceeding. DBNTC, as trustee for MSC1 2006-  
11 NC4, thereafter held and retained title to this property through the present.

12           893. During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
13 the property in violation of state and municipal laws by causing and permitting the following  
14 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
15 entry; (B) lack of required maintenance to building and systems; (C) expired permit; and (D) failure  
16 to obtain required certificate of occupancy.

17           894. In or around November 2008, LADBS issued an Order to Comply to DBNTC,  
18 ordering that these violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter  
19 failed to timely remedy the cited violations as ordered.

20           895. DBNTC, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

23           ***141. 1555 East 106th Street***

24           896. In or around July 2009, Defendant DBNTC, as trustee for MSC1 2006-NC4, acquired  
25 title to a residential property located at 1555 East 106th Street, Los Angeles, California 90002  
26 (“1555 East 106th Street”) through a foreclosure proceeding. DBNTC, as trustee for MSC1 2006-  
27 NC4, thereafter held and retained title to this property through the present.

1           897. During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
2 the property in violation of state and municipal laws by causing and permitting the following  
3 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
4 entry; (B) lack of required maintenance to building and systems; and (C) failure to obtain required  
5 certificate of occupancy.

6           898. In or around November 2008, LADBS issued an Order to Comply to DBNTC,  
7 ordering that these violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter  
8 failed to timely remedy the cited violations as ordered.

9           899. DBNTC, through the acts and omissions of its officers, employees and agents,  
10 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
11 violations.

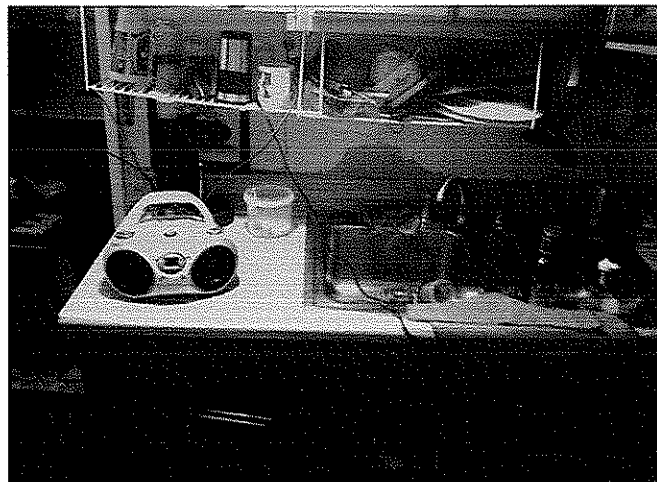
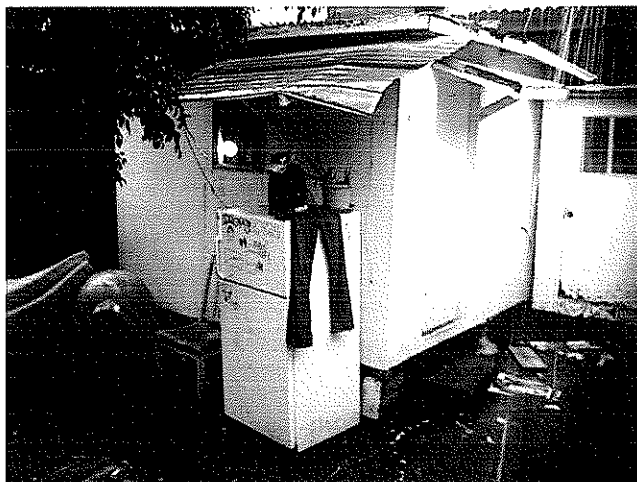
12           ***142. 1705 South Orchard Avenue***

13           900. In or around July 2009, Defendant DBNTC, as trustee for MSAC 2007-MC4,  
14 acquired title to an occupied residential rental property located at 1705 South Orchard Avenue Los  
15 Angeles, California 90006 ("1705 South Orchard Avenue") through a foreclosure proceeding.  
16 DBNTC, as trustee for MSAC 2007-MC4, thereafter held and retained title to this property through  
17 the present.

18           901. During this period, Defendant DBNTC, as trustee for MSAC 2007-MC4, maintained  
19 the property in violation of state and municipal laws by causing and permitting the following  
20 conditions to exist, among others, at this property: (A) exposed wiring; (B) defective and  
21 deteriorated plaster or drywall; (C) loose plumbing fixture; (D) lack of required caulking at  
22 connection of plumbing fixture to wall or floor; (E) deteriorated roofing material; (F) unpermitted  
23 and approved construction; and (G) unapproved unit.

24           902. In or around November 2009, LAHD issued a notice to DBNTC, directing that these  
25 violations be remedied. DBNTC, as trustee for MSAC 2007-MC4, thereafter failed to timely  
26 remedy the cited violations as directed.

1           903. The photographs below were taken by an LAHD inspector in or around February  
2 2010. They show the exterior and interior of the unapproved and unpermitted unit:



12           904. During this period, Defendant DBNTC, as trustee for MSAC 2007-MC4, further  
13 failed to pay the property taxes due and owing in violation of state law.

14           905. DBNTC, through the acts and omissions of its officers, employees and agents,  
15 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
16 violations.

17           ***143. 13612 West Gain Street***

18           906. In or around July 2009, Defendant DBNTC, as trustee for INDX 2006-AR19,  
19 acquired title to a residential property located at 13612 West Gain Street, Los Angeles, California  
20 91331 ("13612 West Gain Street") through a foreclosure proceeding. DBNTC, as trustee for INDX  
21 2006-AR19, thereafter held and retained title to this property through in or about November 2009.

22           907. During this period, Defendant DBNTC, as trustee for INDX 2006-AR19, maintained  
23 the property in violation of state and municipal laws by causing and permitting the following  
24 conditions to exist, among others, at this property: (A) illegal occupancy and (B) garage conversion  
25 without permits or approval.

26           908. In or around November 2009, LADBS issued an Order to Comply to DBNTC,  
27 ordering that these violations be remedied. DBNTC, as trustee for INDX 2006-AR19, thereafter  
28

1 failed to remedy the cited violations as directed and the foregoing conditions existed at the time of  
2 sale in or around November 2009.

3 909. DBNTC, through the acts and omissions of its officers, employees and agents,  
4 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
5 violations.

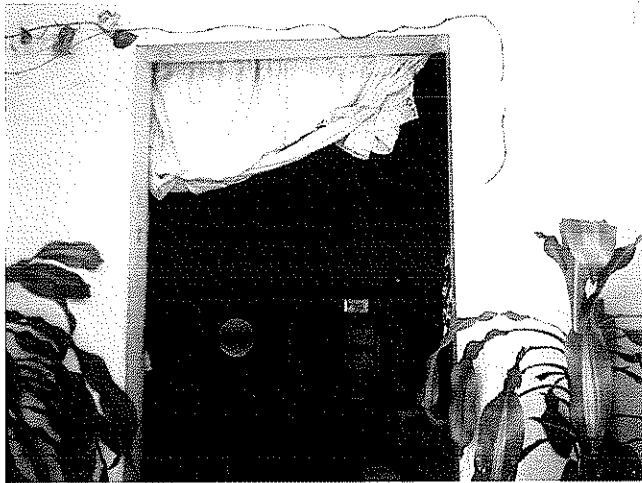
6 ***144. 4328 South Wall Street***

7 910. In or around September 2009, Defendant DBNTC, as trustee for AAMES 2005-2,  
8 acquired title to an occupied residential rental property located at 4328 South Wall Street,  
9 Los Angeles, California 90011 ("4328 South Wall Street") through a foreclosure proceeding.  
10 DBNTC, as trustee for AAMES 2005-2, thereafter held and retained title to this property through the  
11 present.

12 911. During this period, Defendant DBNTC, as trustee for AAMES 2005-2, maintained  
13 the property in violation of state and municipal laws by causing and permitting the following  
14 conditions to exist, among others, at this property: (A) unpermitted and approved construction; (B)  
15 unapproved unit; (C) structurally unsound and deteriorated fence; (D) lack of required  
16 weatherproofing of exposed surfaces; (E) defective electrical service; (F) vermin and rodent  
17 infestation; (G) defective and deteriorated plaster or drywall; (H) unpermitted plumbing; (I) unsafe  
18 and unsanitary deteriorated floor covering; (K) loose plumbing fixture; (L) damaged and missing  
19 electrical receptacle covers; (M) defective, damaged, and leaking faucets and valves; (N) defective,  
20 missing, and inoperable smoke detectors; (O) unapproved heating system; (P) broken, deteriorated,  
21 and missing window glass; (Q) defective, damaged, broken, and inoperative doors; and (R) defective  
22 damaged, broken, and inoperative windows.

23 912. In or around September 2010, LAHD issued a notice to DBNTC, directing that these  
24 violations be remedied. DBNTC, as trustee for AAMES 2005-2, thereafter failed to timely remedy  
25 the cited violations as directed.

1           913. The photographs below were taken by an LAHD inspector in or around November  
2 2010. The first photograph shows the outside of the residence, which has no exterior door and the  
3 second photograph shows damaged and defective tiles surrounding the tub:



13           914. During this period, Defendant DBNTC further failed to pay the property taxes due  
14 and owing in violation of state law.

15           915. DBNTC, through the acts and omissions of its officers, employees and agents,  
16 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
17 violations.

18           ***145. 3310 East 2nd Street***

19           916. In or around September 2009, Defendant DBNTC, as trustee for INDX 2006-AR4,  
20 acquired title to an occupied residential rental property located at 3310 East 2nd Street, Los Angeles,  
21 California 90063 ("3310 East 2nd Street") through a foreclosure proceeding. DBNTC, as trustee for  
22 INDX 2006-AR4, thereafter held and retained title to this property through the present.

23           917. During this period, Defendant DBNTC, as trustee for INDX 2006-AR4, maintained  
24 the property in violation of state and municipal laws by causing and permitting the following  
25 conditions to exist, among others, at this property: (A) unapproved unit; (B) failure to obtain the  
26 required permits and certificate of occupancy; (C) unpermitted and unapproved construction; (D)  
27 unsafe and unsanitary floor covering; (E) defective and inoperable cabinet doors; (F) lack of  
28



1 waterproof, clean and sanitary kitchen or bath counters; (G) failure to maintain required window and  
2 door glazing; (H) damp room condition; and (I) vermin infestation.

3 918. In or around September 2010, LAHD issued an Order to Comply to DBNTC,  
4 directing that these violations be remedied. DBNTC, as trustee for INDX 2006-AR4, thereafter  
5 failed to timely remedy the cited violations as directed.

6 919. The photographs below were taken by an LAHD inspector in or around October  
7 2010. They show the interior bedroom and kitchen of the unapproved unit described above:



16 920. DBNTC, through the acts and omissions of its officers, employees and agents,  
17 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
18 violations.

19 ***146. 8714 South Baring Cross Street***

20 921. In or around September 2009, Defendant DBNTC, as trustee for Downey 2005-AR3  
21 acquired title to an occupied residential rental property located at 8714 South Baring Cross Street,  
22 Los Angeles, California 90044 ("8714 South Baring Cross Street") through a foreclosure  
23 proceeding. DBNTC, as trustee for Downey 2005-AR3, thereafter held and retained title to this  
24 property through in or about September 2010.

25 922. During this period, Defendant DBNTC, as trustee for Downey 2005-AR3, maintained  
26 the property in violation of state and municipal laws by causing and permitting the following  
27 conditions to exist, among others, at this property: (A) unsanitary accumulation of debris, rubbish,  
28

1 and similar matter; (B) unapproved open storage; (C) open storage of inoperative or abandoned  
2 vehicle; (D) damaged and missing electrical receptacle covers; (E) defective, damaged, broken,  
3 inoperative doors and windows; (F) defective and missing insect screens; (G) inoperative, defective,  
4 unapproved electrical receptacles; (H) unsanitary conditions; (I) failure to maintain the required  
5 bathroom ventilation; (J) defective and deteriorated plaster or drywall; (K) defective, missing, and  
6 inoperable smoke detectors; (L) unapproved domestic range vent; and (M) plumbing installed  
7 without permit.

8 923. In or around February 2010, LAHD issued a notice and Order to Comply to DBNTC,  
9 directing that these violations be remedied. DBNTC, as trustee for Downey 2005-AR3, thereafter  
10 failed to timely remedy the cited violations as directed.

11 924. DBNTC, through the acts and omissions of its officers, employees and agents,  
12 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
13 violations.

14 ***147. 10713 South Compton Avenue***

15 925. In or around September 2009, Defendant DBNTC, as trustee for LBML 2006-3,  
16 acquired title to an occupied residential rental property located at 10713 South Compton Avenue,  
17 Los Angeles, California 90002 ("10713 South Compton Avenue") through a foreclosure  
18 proceeding. DBNTC, as trustee for LBML 2006-3, thereafter held and retained title to this property  
19 through the present.

20 926. During this period, Defendant DBNTC, as trustee for LBML 2006-3, maintained the  
21 property in violation of state and municipal laws by causing and permitting the following conditions  
22 to exist, among others, at this property: (A) unapproved heating system; (B) unapproved open  
23 storage; (C) defective foundation vent screening; (D) unsanitary accumulation of debris, rubbish, and  
24 similar matter (E) defective and missing insect screens; (F) defective and deteriorated plaster or  
25 drywall; (G) unsanitary or unsafe condition; (H) plumbing installed without permit; (I) unapproved  
26 security bars obstructing required emergency egress; (J) lack of required maintenance of building,  
27 structure or premises; (K) unsafe and unsanitary deteriorated floor covering; (L) decayed, dry-rotted,

1 termite damaged wood; (M) lack of required caulking at connection of plumbing fixture to wall or  
2 floor; (N) loose plumbing fixture; (O) defective and deteriorated plaster or drywall; (P) defective  
3 plumbing trap and tailpiece; and (Q) hazardous electrical receptacles.

4 927. In or around March 2010, LAHD issued a notice to DBNTC, directing that these  
5 violations be remedied. DBNTC, as trustee for LBML 2006-3, thereafter failed to timely remedy the  
6 cited violations as directed.

7 928. DBNTC, through the acts and omissions of its officers, employees and agents,  
8 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
9 violations.

10 **148. 9519 South Compton Avenue**

11 929. In or around October 2009, Defendant DBNTC, as trustee for MSAC 2007-HE2,  
12 acquired title to an occupied residential rental property located at 9519 South Compton Avenue, Los  
13 Angeles, California 90002 ("9519 South Compton Avenue") through a foreclosure proceeding.  
14 DBNTC, as trustee for MSAC 2007-HE2, thereafter held and retained title to this property through  
15 the present.

16 930. During this period, Defendant DBNTC, as trustee for MSAC 2007-HE2, maintained  
17 the property in violation of state and municipal laws by causing and permitting the following  
18 conditions to exist, among others, at this property: (A) failure to provide access for inspection and  
19 (B) unsafe and unsanitary accumulation of debris, rubbish and similar matter.

20 931. In or around August 2010, LAHD issued a notice to DBNTC, directing that these  
21 violations be remedied. DBNTC, as trustee for MSAC 2007-HE2, thereafter failed to timely remedy  
22 the cited violations as directed.

23 932. DBNTC, through the acts and omissions of its officers, employees and agents,  
24 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
25 violations.

1           **149.    3545 East Garnet Street**

2           933.    In or around November 2009, Defendant DBNTC, as trustee for SHL 2006 EQ2,  
3 acquired title to an occupied residential rental property located at 3545 East Garnet Street Los  
4 Angeles, California 90023 ("3545 East Garnet Street") through a foreclosure proceeding. DBNTC,  
5 as trustee for SHL 2006 EQ2, thereafter held and retained title to this property through in or about  
6 February 2011.

7           934.    During this period, Defendant DBNTC, as trustee for SHL 2006 EQ2, maintained the  
8 property in violation of state and municipal laws by causing and permitting the following conditions  
9 to exist, among others, at this property: (A) defective and deteriorated plaster or drywall;  
10 (B) unapproved domestic range vent; (C) loose plumbing fixture; and (D) failure to maintain the  
11 required bathroom ventilation.

12          935.    In or around May 2010, LAHD issued a notice to DBNTC, directing that these  
13 violations be remedied. DBNTC, as trustee for SHL 2006 EQ2, thereafter failed to timely remedy  
14 the cited violations as directed.

15          936.    During this period, Defendant DBNTC further caused and permitted the following  
16 violation, among others, of federal, state, and municipal laws, serving upon tenants a defective  
17 Notice to Quit.

18          937.    DBNTC, through the acts and omissions of its officers, employees and agents,  
19 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
20 violations.

21           **150.    8138 North Broadleaf Avenue**

22          938.    In or around November 2009, Defendant DBNTC, as trustee for DSLA 2006-AR2,  
23 acquired title to a residential property located at 8138 North Broadleaf Avenue, Los Angeles,  
24 California 91402 ("8138 North Broadleaf Avenue") through a foreclosure proceeding. DBNTC, as  
25 trustee for DSLA 2006-AR2, thereafter held and retained title to this property through in or about  
26 August 2010.

1           939. During this period, Defendant DBNTC, as trustee for DSLA 2006-AR2, maintained  
2 the property in violation of state and municipal laws by causing and permitting the following  
3 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
4 entry; (B) lack of required maintenance to building and premises; (C) failure to maintain pool water  
5 clarity; and (D) improper pool enclosure.

6           940. In or around March 2010, LADBS issued an Order to Comply to DBNTC, ordering  
7 that these violations be remedied. DBNTC, as trustee for DSLA 2006-AR2, thereafter failed to  
8 timely remedy the cited violations as ordered.

9           941. The photograph below was taken by an LADBS inspector in or around March 2010.  
10 It shows the condition of the open pool at the property:



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21           942. DBNTC, through the acts and omissions of its officers, employees and agents,  
22 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
23 violations.

24           ***151. 5204 East Baltimore Street***

25           943. In or around November 2009, Defendant DBNTC, as trustee for NHL 2004-3,  
26 acquired title to an occupied residential rental property located at 5204 East Baltimore Street, Los  
27 Angeles, California 90042 ("5204 East Baltimore Street") through a foreclosure proceeding.  
28

1 DBNTC, as trustee for NHL 2004-3, thereafter held and retained title to this property through the  
2 present.

3 944. During this period, Defendant DBNTC, as trustee for NHL 2004-3, maintained the  
4 property in violation of state and municipal laws by causing and permitting the following conditions  
5 to exist, among others, at this property: (A) construction without permits or approvals; (B) exposed  
6 wiring; (C) unpermitted plumbing installed without permit; (D) defective, missing, and inoperable  
7 smoke detectors; (E) defective and deteriorated plaster or drywall; (F) loose plumbing fixture;  
8 (G) unapproved open storage; (H) cracked, damaged, and missing stairway and deck surface  
9 material; (I) structurally unsound, deteriorated fence; (J) defective, missing insect screens;  
10 (K) defective electrical service; (L) defective, damaged, broken, inoperative doors and windows;  
11 (M) unsafe and unsanitary accumulation of debris, rubbish and similar matter; (N) unapproved use  
12 of land in the zone; (O) use of extension cords for permanent wiring; and (P) unapproved  
13 termination of water heater temperature and pressure relief valve line.

14 945. In or around May 2010, LAHD issued a notice to DBNTC, directing that these  
15 violations be remedied. DBNTC, as trustee for NHL 2004-3, thereafter failed to timely remedy the  
16 cited violations as directed.

17 946. During this period, Defendant DBNTC further failed to pay the property taxes due  
18 and owing in violation of state law.

19 947. DBNTC, through the acts and omissions of its officers, employees and agents,  
20 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
21 violations.

22 ***152. 1220 West 51st Place***

23 948. In or around December 2009, Defendant DBNTC, as trustee for GSAA 2006-11,  
24 acquired title to an occupied residential rental property located at 1220 West 51st Place, Los Angeles  
25 California 90037 ("1220 West 51st Place") through a foreclosure proceeding. DBNTC, as trustee  
26 for GSAA 2006-11, thereafter held and retained title to this property through the present.  
27  
28

1           949. During this period, Defendant DBNTC, as trustee for GSAA 2006-11, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) lack of required weatherproofing of exposed surfaces;  
4 (B) unapproved unit; (C) failure to provide and maintain required parking space; (D) failure to  
5 obtain the required permits and certificate of occupancy; (E) unpermitted and unapproved  
6 construction; (F) defective and deteriorated plaster and drywall; (G) exposed wiring; and (H)  
7 damaged and missing electrical receptacle covers.

8           950. In or around March 2010, LAHD issued a notice to DBNTC, directing that these  
9 violations be remedied. DBNTC, as trustee for GSAA 2006-11, thereafter failed to timely remedy  
10 the cited violations as directed.

11           951. DBNTC, through the acts and omissions of its officers, employees and agents,  
12 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
13 violations.

14           ***153. 137 West 84th Street***

15           952. In or around December 2009, Defendant DBNTC, as trustee for DSLA 2007-AR1,  
16 acquired title to an occupied residential rental property located at 137 West 84th Street, Los Angeles,  
17 California 90003. ("137 West 84th Street") through a foreclosure proceeding. DBNTC, as trustee  
18 for DSLA 2007-AR1, thereafter held and retained title to this property through the present.

19           953. During this period, Defendant DBNTC, as trustee for DSLA 2007-AR1, maintained  
20 the property in violation of state and municipal laws by causing and permitting the following  
21 conditions to exist, among others, at this property: (A) open storage of inoperative or abandoned  
22 vehicle; (B) unsanitary accumulation of debris, rubbish, and similar matter; (C) unapproved open  
23 storage; (D) unapproved unit; and (E) unapproved and unpermitted construction.

24           954. In or around March 2010, LAHD issued a notice to DBNTC, directing that these  
25 violations be remedied. DBNTC, as trustee for DSLA 2007-AR1, thereafter failed to timely remedy  
26 the cited violations as directed.

1           955. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4           **154. 6928 South Denver Avenue**

5           956. In or around December 2009, Defendant DBNTC, as trustee for MSHE 2007-2,  
6 acquired title to an occupied residential rental property located at 6928 South Denver Avenue,  
7 Los Angeles, California 90044 ("6928 South Denver Avenue") through a foreclosure proceeding.  
8 DBNTC, as trustee for MSHE 2007-2, thereafter held and retained title to this property through the  
9 present.

10          957. During this period, Defendant DBNTC, as trustee for MSHE 2007-2, maintained the  
11 property in violation of state and municipal laws by causing and permitting the following conditions  
12 to exist, among others, at this property: (A) lack of required maintenance of building, structure or  
13 premises; (B) lack of required water heater strapping or anchorage; (C) unapproved gas appliance  
14 venting system; (D) unsanitary accumulation of debris, rubbish, and similar matter; and (E) buckled,  
15 split or decayed exterior walls lacking required weatherproofing.

16          958. In or around June 2010, LAHD issued a notice to DBNTC, directing that these  
17 violations be remedied. DBNTC, as trustee for MSHE 2007-2, thereafter failed to timely remedy the  
18 cited violations as directed.

19          959. DBNTC, through the acts and omissions of its officers, employees and agents,  
20 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
21 violations.

22           **155. 702 West 79th Street**

23          960. In or around February 2010, Defendant DBNTC, as trustee for GSAA 2007-4,  
24 acquired title to an occupied residential rental property located at 702 West 79th Street, Los Angeles,  
25 California 90044 ("702 West 79th Street") through a foreclosure proceeding. DBNTC, as trustee for  
26 GSAA 2007-4, thereafter held and retained title to this property through the present.



1           961. During this period, Defendant DBNTC, as trustee for GSAA 2007-4, maintained the  
2 property in violation of state and municipal laws by causing and permitting the following conditions  
3 to exist, among others, at this property: (A) lack of required weatherproofing of exposed surfaces;  
4 (B) buckled, split and decayed exterior walls; (C) loose plumbing fixture; (D) defective plumbing  
5 trap and tailpiece; (E) defective and deteriorated plaster and drywall; (F) defective, damaged,  
6 broken, inoperative doors or windows; (G) defective, missing, and inoperable smoke detectors;  
7 (H) decayed, dry-rotted, termite damaged wood; (I) unsafe and unsanitary deteriorated floor  
8 covering; (J) lack of required caulking at connection of plumbing fixture to wall or floor; and (K)  
9 use of extension cords for permanent wiring.

10           962. In or around March 2009, LAHD issued a notice to DBNTC, directing that these  
11 violations be remedied. DBNTC, as trustee for GSAA 2007-4, thereafter failed to timely remedy the  
12 cited violations as directed.

13           963. DBNTC, through the acts and omissions of its officers, employees and agents,  
14 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
15 violations.

16           ***156. 1913 West Montrose Street***

17           964. In or around February 2010, Defendant DBNTC, as trustee for MSC1 2006-NC4,  
18 acquired title to a residential property located at 1913 West Montrose Street, Los Angeles, California  
19 90026 ("1913 West Montrose Street") through a foreclosure proceeding. DBNTC, as trustee for  
20 MSC1 2006-NC4, thereafter held and retained title to this property through in or about December  
21 2010.

22           965. During this period, Defendant DBNTC, as trustee for MSC1 2006-NC4, maintained  
23 the property in violation of state and municipal laws by causing and permitting the following  
24 conditions to exist, among others, at this property: (A) garage conversion without permits or  
25 approval and (B) construction without permits or approval.

1           966. In or around June 2010, LADBS issued an Order to Comply to DBNTC, ordering that  
2 these violations be remedied. DBNTC, as trustee for MSC1 2006-NC4, thereafter failed to timely  
3 remedy the cited violations as ordered.

4           967. DBNTC, through the acts and omissions of its officers, employees and agents,  
5 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
6 violations.

7           ***157. 7545 North Darby Avenue***

8           968. In or around February 2010, Defendant DBNTC, as trustee for INDX 2006-AR25,  
9 acquired title to a residential property located at 7545 North Darby Avenue, Los Angeles, California  
10 91335 ("7545 North Darby Avenue") through a foreclosure proceeding. DBNTC, as trustee for  
11 INDX 2006-AR25, thereafter held and retained title to this property through in or about March 2010.

12           969. During this period, Defendant DBNTC, as trustee for INDX 2006-AR25, maintained  
13 the property in violation of state and municipal laws by causing and permitting the following  
14 conditions to exist, among others, at this property: (A) illegal occupancy; (B) construction without  
15 permits or approval; (c) plumbing work without permits or approval; and (d) electrical work without  
16 permits or approval.

17           970. In or around March 2010, LADBS issued an Order to Comply to DBNTC, directing  
18 that these violations be remedied. DBNTC, as trustee for INDX 2006-AR25, thereafter failed to  
19 timely remedy the cited violations as ordered.

20           971. DBNTC, through the acts and omissions of its officers, employees and agents,  
21 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
22 violations.

23           ***158. 1738 West 41st Street***

24           972. In or around March 2010, Defendant DBNTC, as trustee for MSC1 2006-HE4,  
25 acquired title to a residential property located at 1738 West 41st Street, Los Angeles, California  
26 90062  
27  
28

1 ("1738 West 41st Street") through a foreclosure proceeding. DBNTC, as trustee for MSC1  
2 2006-HE4, thereafter held and retained title to this property through in or about September 2010.

3 973. During this period, Defendant DBNTC, as trustee for MSC1 2006-HE4, maintained  
4 the property in violation of state and municipal laws by causing and permitting the following  
5 conditions to exist, among others, at this property: (A) illegal occupancy; (B) unpermitted and  
6 unapproved construction; and (C) lack of required maintenance to structure and premises.

7 974. In or around April 2010, LADBS issued an Order to Comply to DBNTC, directing  
8 that these violations be remedied. DBNTC, as trustee for MSC1 2006-HE4, thereafter failed to  
9 timely remedy the cited violations as ordered.

10 975. DBNTC, through the acts and omissions of its officers, employees and agents,  
11 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
12 violations.

13 **159. 1218 North Lagoon Avenue**

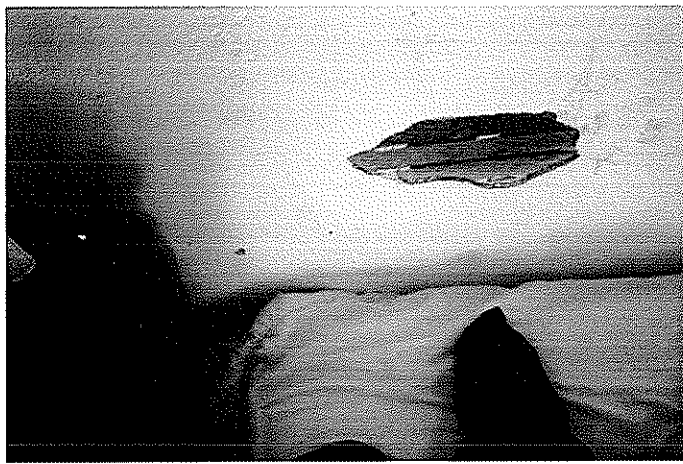
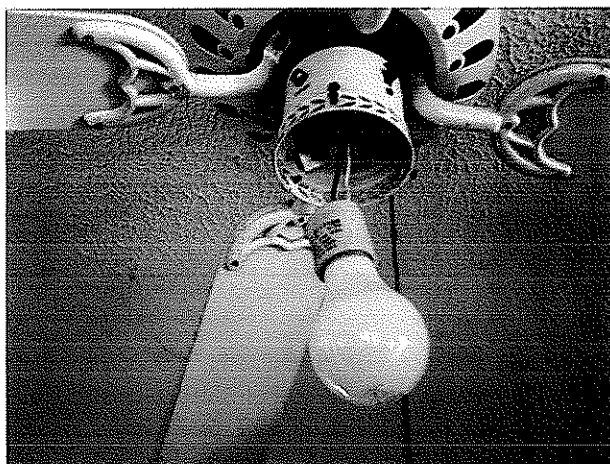
14 976. In or around April 2010, Defendant DBNTC, as trustee for HSI 2006-HE2, acquired  
15 title to an occupied residential rental property located at 1218 North Lagoon Avenue, Los Angeles  
16 California 90744 ("1218 North Lagoon Avenue") through a foreclosure proceeding. DBNTC, as  
17 trustee for HSI 2006-HE2, thereafter held and retained title to this property through the present.

18 977. During this period, Defendant DBNTC, as trustee for HSI 2006-HE2, maintained the  
19 property in violation of state and municipal laws by causing and permitting the following conditions  
20 to exist, among others, at this property: (A) buckled, split and decayed exterior walls; (B) defective  
21 foundation vent screening; (C) failure to obtain the required permits and certificate of occupancy;  
22 (D) unpermitted and unapproved construction; (E) lack of waterproof, clean and sanitary kitchen and  
23 bath counters; (F) unsafe and unsanitary deteriorated floor covering; (G) chipped, damaged  
24 plumbing fixture surface; (H) loose plumbing fixture; (I) broken, deteriorated, and missing window  
25 glass; (J) unapproved heating system; (K) defective, missing, and inoperable smoke detectors;  
26 (L) defective and improperly installed lighting fixtures; (M) faulty seal between piping and wall;

1 (N) lack of required caulking at connection of plumbing fixture to floor and (O) defective and  
2 deteriorated plaster and drywall.

3 978. In or around October 2010, LAHD issued a notice to DBNTC, directing that these  
4 violations be remedied. DBNTC, as trustee for HSI 2006-HE2, thereafter failed to timely remedy  
5 the cited violations as directed.

6 979. The photographs below were taken in or around December 2010. The first  
7 photograph depicts a defective and improperly installed ceiling fan and the second image shows  
8 deteriorated plaster and drywall:



18 980. DBNTC, through the acts and omissions of its officers, employees and agents,  
19 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
20 violations.

21 ***160. 832 West 83rd Street***

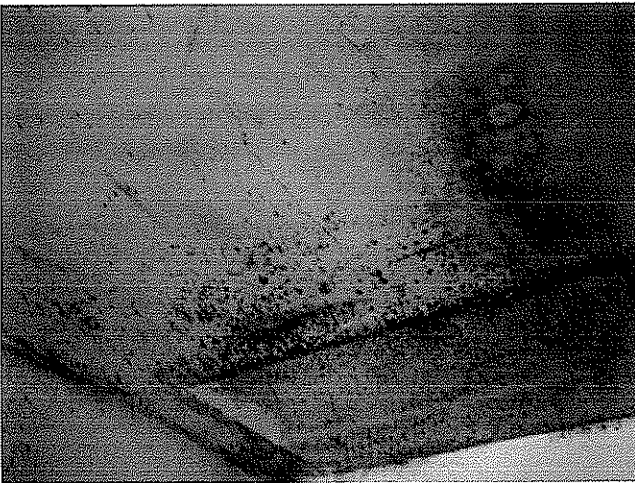
22 981. In or around April 2010, Defendant DBNTC, as trustee for AHMA 2006-2, acquired  
23 title to an occupied residential rental property located at 832 West 83rd Street, Los Angeles,  
24 California 90044 ("832 West 83rd Street") through a foreclosure proceeding. DBNTC, as trustee for  
25 AHMA 2006-2, thereafter held and retained title to this property through the present.

26 982. During this period, Defendant DBNTC, as trustee for AHMA 2006-2, maintained the  
27 property in violation of state and municipal laws by causing and permitting the following conditions  
28

1 to exist, among others, at this property: (A) unsafe and unsanitary accumulation of debris, rubbish  
2 and similar matter; (B) open storage of inoperative or abandoned vehicle; (C) unapproved open  
3 storage; (D) broken, deteriorated, and missing window glass; (E) defective and deteriorated plaster  
4 or drywall; (F) damp room condition; (G) defective, damaged, broken, inoperative doors and  
5 windows; (H) defective, damaged, and leaking faucets and valves; and (I) defective, missing, and  
6 inoperable smoke detectors.

7 983. In or around July 2010, LAHD issued a notice to DBNTC, directing that these  
8 violations be remedied. DBNTC, as trustee for AHMA 2006-2, thereafter failed to timely remedy  
9 the cited violations as directed.

10 984. The photographs below were taken by an LAHD inspector in or around August 2010.  
11 The first photograph shows mold growing on a bedroom ceiling and the second image shows  
12 damaged tile surrounding the tub in the bathroom:



22 985. During its period of ownership of this property, Defendant DBNTC has further failed  
23 to pay the property taxes due and owing in violation of state law.

24 986. DBNTC, through the acts and omissions of its officers, employees and agents,  
25 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
26 violations.  
27  
28

1           **161.    245 West 78th Street**

2           987.    In or around May 2010, Defendant DBNTC, as trustee for HVM 2006-9, acquired  
3 title to an occupied residential rental property located at 245 West 78th Street, Los Angeles,  
4 California 90003 ("245 West 78th Street") through a foreclosure proceeding. DBNTC, as trustee for  
5 HVM 2006-9, thereafter held and retained title to this property through the present.

6           988.    During this period, Defendant DBNTC, as trustee for HVM 2006-9, maintained the  
7 property in violation of state and municipal laws by causing and permitting the following conditions  
8 to exist, among others, at this property: (A) unsanitary accumulation of debris, rubbish, and similar  
9 matter; (B) structurally unsound, deteriorated fencing; (C) unsafe and unsanitary floor covering,  
10 (D) defective, damaged and leaking faucets and valves; (E) loose plumbing fixture; (F) blocked  
11 plumbing drain; (G) defective and deteriorated plaster or drywall; (H) defective, damaged, broken,  
12 and inoperable doors and windows; (I) defective, improperly installed lighting fixtures;  
13 (J) deteriorated roofing material; and (K) unapproved security bars obstructing required emergency  
14 egress.

15           989.    In or around May 2010, LAHD issued a notice to DBNTC, directing that these  
16 violations be remedied. DBNTC, as trustee for HVM 2006-9, thereafter failed to timely remedy the  
17 cited violations as directed.

18           990.    The photographs below were taken by an LAHD inspector in or around August 2010.  
19 The first photograph depicts a defective and improperly installed lighting fixture and the second  
20 image shows mold and mildew growing on the ceiling:



1 991. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4 **162. 1644 West 55th Street**

5 992. In or around May 2010, Defendant DBNTC, as trustee for CML 2005 NC-5, acquired  
6 title to an occupied residential rental property located at 1644 West 55th Street, Los Angeles,  
7 California 90062 ("1644 West 55th Street") through a foreclosure proceeding. DBNTC, as trustee  
8 for CML 2005 NC-5, thereafter held and retained title to this property through the present.

9 993. During this period, Defendant DBNTC, as trustee for CML 2005 NC-5, maintained  
10 the property in violation of state and municipal laws by causing and permitting the following  
11 conditions to exist, among others, at this property: (A) lack of required weatherproofing of exposed  
12 surfaces; (B) buckled, split and decayed exterior walls; (C) defective foundation vent screening; (D)  
13 open storage of inoperative or abandoned vehicle; (E) defective and deteriorated plaster and drywall;  
14 (F) unsafe and unsanitary deteriorated floor covering; (G) broken, deteriorated, missing window  
15 glass; (H) defective, improperly installed lighting fixtures; (I) lack of required caulking at connection  
16 of plumbing fixture to wall; (J) defective, damaged, and leaking faucets and valves; (K) unapproved  
17 heating system; and (L) lack of waterproof, clean and sanitary kitchen or bath counters, drain boards,  
18 wall and floor surfaces.

19 994. In or around August 2010, LAHD issued a notice to DBNTC, directing that these  
20 violations be remedied. DBNTC, as trustee for CML 2005 NC-5, thereafter failed to timely remedy  
21 the cited violations as directed.

22 995. The photographs below were taken by an LAHD inspector in or around August 2010.  
23 The first photograph depicts the structural deterioration of the exterior wall and foundation. The  
24 second photograph shows a defective and improperly installed lighting fixture:  
25  
26  
27  
28



996. During this period, Defendant DBNTC further failed to pay the property taxes due and owing in violation of state law.

997. DBNTC, through the acts and omissions of its officers, employees and agents, participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing violations.

***163. 701 North Aldama Terrace***

998. In or around March 2010, Defendant DBNTC, as trustee for MSHE 2005-2, acquired title to an occupied residential rental property located at 701 North Aldama Terrace, Los Angeles, California 90042 ("701 North Aldama Terrace") through a foreclosure proceeding. DBNTC, as trustee for MSHE 2005-2, thereafter held and retained title to this property through in or about October 2010.

999. During this period, Defendant DBNTC, as trustee for MSHE 2005-2, maintained the property in violation of state and municipal laws by causing and permitting the following conditions to exist, among others, at this property: (A) failure to maintain building, structure, and premises;

(B) defective, missing, and inoperable smoke detectors; (C) defective and inoperable doors and cabinets; (D) unsafe and unsanitary floor covering; (E) defective and deteriorated plaster and drywall; (F) plumbing installed without permit; (G) damaged and missing electrical receptacle covers; (H) defective, improperly installed lighting fixtures; (I) loose plumbing fixture; (J) damp



1 room conditions (K) unapproved open storage; (L) defective, inoperable and missing insect screens;  
2 (M) unsanitary accumulation of debris, rubbish, and similar matter; (N) buckled, split and decayed  
3 exterior walls and lack of required weatherproofing; (O) cracked, damaged, and missing stairway  
4 and deck surface material; (P) failure to provide access for inspection; (Q) lack of required water  
5 heater strapping or anchorage; and (R) unapproved, defective appliance venting.

6 1000. In or around May 2010, LAHD issued a notice to DBNTC, directing that these  
7 violations be remedied. DBNTC, as trustee for MSHE 2005-2, thereafter failed to timely remedy the  
8 cited violations as directed.

9 1001. DBNTC, through the acts and omissions of its officers, employees and agents,  
10 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
11 violations.

12 ***164. 1954 East 110th Street***

13 1002. In or around June 2010, Defendant, DBNTC, as trustee for MSC1 2007-HE1,  
14 acquired title to a residential property located at 1954 East 110th Street Los Angeles, California  
15 90059 ("1954 East 110th Street") through a foreclosure proceeding. DBNTC, as trustee for MSC1  
16 2007-HE1, thereafter held and retained title to this property through in or about July 2010.

17 1003. During this period, Defendant DBNTC, as trustee for MSC1 2007-HE1, maintained  
18 the property in violation of state and municipal laws by causing and permitting the following  
19 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
20 entry and (B) lack of required maintenance of building and premises.

21 1004. In or around July 2009, LADBS issued an Order to Comply to DBNTC and filed a  
22 substandard notice in the Los Angeles County Recorder's Office directing that these violations be  
23 remedied. Upon taking title, DBNTC, as trustee for MSC1 2007-HE1, thereafter failed to timely  
24 remedy the cited violations as ordered.

25 1005. DBNTC, through the acts and omissions of its officers, employees and agents,  
26 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
27 violations.

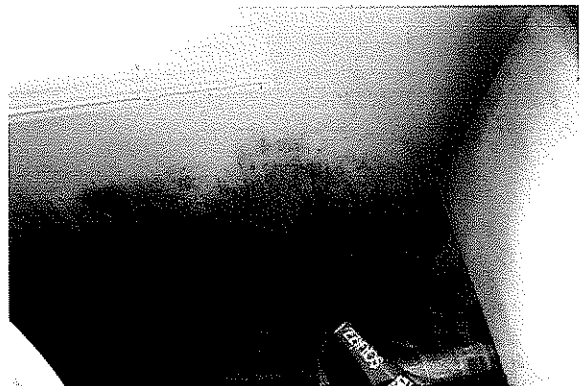
1           **165.    114 East 77th Street**

2           1006. In or around July 2010, Defendant DBNTC, as trustee for RAS 2005-H, acquired title  
3 to an occupied residential rental property located at 114 East 77th Street Los Angeles, California  
4 90003 ("114 West 77th Street") through a foreclosure proceeding. DBNTC, as trustee for RAS  
5 2005-H, thereafter held and retained title to this property through the present.

6           1007. During this period, Defendant DBNTC, as trustee for RAS 2005-H, maintained the  
7 property in violation of state and municipal laws by causing and permitting the following conditions  
8 to exist, among others, at this property: (A) lack of required weatherproofing at exposed surfaces;  
9 (B) missing electrical receptacle cover; (C) defective under floor supports; (D) unsanitary  
10 accumulation of rubbish and debris; (E) failure to maintain exterior stairs and railings;  
11 (F) construction without permit or approval; (G) deteriorated roofing material; (H) unsafe and  
12 unsanitary deteriorated floor covering; (I) defective plumbing trap arm and tailpiece; (J) defective  
13 and deteriorated wall covering; (K) lack of required caulking at connection of plumbing fixture to  
14 wall; (L) damp room condition; (M) defective, missing and inoperable smoke detectors; and (N)  
15 broken and missing window glass.

16           1008. In or around December 2010, LAHD issued a notice to DBNTC, directing that these  
17 violations be remedied. DBNTC, as trustee for RAS 2005-H, thereafter failed to timely remedy the  
18 cited violations as directed.

19           1009. The photographs below were taken by an LAHD inspector in or around January 2011.  
20 The first photograph depicts defective under-floor supports and the second image shows damp room  
21 condition at the property:



1 1010. DBNTC, through the acts and omissions of its officers, employees and agents,  
2 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
3 violations.

4 ***166. 1601 North Courtney Avenue***

5 1011. In or around September 2010, Defendant DBNTC, as trustee for INDX 2007-AR17,  
6 acquired title to a residential property located at 1601 North Courtney Avenue, Los Angeles,  
7 California 90046 ("1601 North Courtney Avenue") through a foreclosure proceeding. DBNTC, as  
8 trustee for INDX 2007-AR17, thereafter held and retained title to this property through in or about  
9 October 2010.

10 1012. During this period, Defendant DBNTC, as trustee for INDX 2007-AR17, maintained  
11 the property in violation of state and municipal laws by causing and permitting the following  
12 conditions to exist, among others, at this property: (A) abandoned structure open to unauthorized  
13 entry and (B) unsanitary conditions.

14 1013. In or around November 2008, LADBS issued an Order to Comply to DBNTC,  
15 directing that these violations be remedied. Upon taking title, DBNTC, as trustee for INDX 2007-  
16 AR17, thereafter failed to timely remedy the cited violations as ordered.

17 1014. DBNTC, through the acts and omissions of its officers, employees and agents,  
18 participated in, aided, abetted, authorized, facilitated, encouraged and/or ratified the foregoing  
19 violations.

1 **FIRST CAUSE OF ACTION**

2 (California Business and Professions Code section 17200 *et seq.*)

3 (By Plaintiff People Against All Defendants and DOES 1 through 2500)

4 1015. The People incorporate paragraphs 1 through and including 1020 of this Complaint as  
5 if set forth fully herein.

6 **A. *The California Unfair Competition Law***

7 **1) *Generally***

8 1016. The California Unfair Competition Law (“UCL”) prohibits “unfair competition,”  
9 which is defined by Business and Professions Code section 17200 as including “any unlawful, unfair  
10 or fraudulent business act or practice . . . .”

11 1017. “Because Business and Professions Code Section 17200 is written in the disjunctive,  
12 it establishes three varieties of unfair competition – acts or practices which are unlawful, or unfair, or  
13 fraudulent.” (*Podolsky v. First Healthcare Corp.* (1996) 50 Cal.App.4th 632, 647.)

14 1018. The UCL is worded broadly, which has lead the California Supreme Court to observe  
15 that it “was intentionally framed in its broad, sweeping language, precisely to enable judicial  
16 tribunals to deal with the innumerable ‘new schemes which the fertility of man’s invention would  
17 contrive.’” (*Barquis v. Merchants Collection Association of Oakland, Inc.* (1972) 7 Cal.3d 94, 112,  
18 quoting *American Philatelic Society v. Claibourne* (1935) 3 Cal.2d 689, 698.)

19 1019. Because it contains no express intent, knowledge, or negligence requirement, the  
20 UCL “imposes strict liability.” (*Searle v. Wyndham International, Inc.* (2002) 102 Cal.App.4th  
21 1327, 1333; *see also Community Assisting Recovery, Inc. v. Aegis Security Insurance Co.* (2001)  
22 92 Cal.App.4th 886; *South Bay Chevrolet v. General Motors Acceptance Corp.* (1999) 72  
23 Cal.App.4th 861, 877.) Nor is it “‘necessary to show that the defendant intended to injure anyone.’  
24 [Citation.]” (*Hewlett v. Squaw Valley Ski Corp.* (1997) 54 Cal.App.4th 499, 520.)

25 1020. The UCL authorizes the City Attorney to bring a civil enforcement action against  
26 “[a]ny person who engages, has engaged, or proposes to engage in unfair competition . . . .”  
27 (Business and Professions Code section 17203.) It defines “person” to include “natural persons,  
28

1 corporations, firms, partnerships, joint stock companies, associations and other organizations of  
2 persons.” (*Id.*, section 17201.) The UCL thus “define[s] ‘person’ very broadly, ‘so as to include  
3 virtually any combination of persons.’ [Citation.]” (*Stop Youth Addiction, Inc. v. Lucky Stores, Inc.*  
4 (1998) 17 Cal.4th 553, 570.)

5 1021. The remedies for a violation of the UCL include injunctive relief and restitution.  
6 (Business and Profession Code sections 17203 and 17204.) In addition, when a UCL action is  
7 brought by the City Attorney in the name of the People, the City Attorney may seek civil penalties of  
8 up to \$2,500 for each violation of the UCL (*see id.*, section 17206), or up to \$5,000 if the violation  
9 was perpetrated against a disabled or elderly person (*see id.*, section 17206.1).

10 1022. The remedies and penalties available under the UCL are in addition to those available  
11 under other laws. Business and Professions Code section 17205 declares that, “[u]nless otherwise  
12 expressly provided, the remedies or penalties provided by [the UCL] are cumulative . . . to the  
13 remedies or penalties available under all other laws of this state.” (*See also Stop Youth Addiction,*  
14 *Inc. v. Lucky Stores, Inc.*, *supra*, 17 Cal.4th at p. 573; *People v. McKale* (1979) 25 Cal.3d 626, 633.)

15 **2) “Unlawful” Business Acts and Practices**

16 1023. “By defining unfair competition to include any ‘unlawful . . . business act or  
17 practice,’ the UCL permits violations of other laws to be treated as unfair competition that is  
18 independently actionable.” (*Kasky v. Nike, Inc.* (2002) 27 Cal.4th 939, 949 [italics in original].)

19 1024. The *unlawful* prong of section 17200 “embrac[es] anything that can properly be  
20 called a business practice and that at the same time is forbidden by law.” (*Rubin v. Green* (1993) 4  
21 Cal.4th 1187, 1200 [internal quotation marks omitted].) It “borrows violations of other laws and  
22 treats them as independently actionable.” (*Daugherty v. American Honda Motor Co., Inc.* (2006)  
23 144 Cal.App.4th 824, 837.)

24 1025. “Virtually any state, federal or local law can serve as the predicate for an action under  
25 Business and Professions Code section 17200.” (*Podolsky v. First Healthcare Corp.*, *supra*,  
26 50 Cal.App.4th at p. 647; *see also Ticconi v. Blue Shield of California Life & Health Insurance Co.*  
27 (2008) 160 Cal.App.4th 528, 539; *Smith v. State Farm Mutual Automobile Insurance Co.* (2001)

93 Cal.App.4th 700, 718.) The UCL thus prohibits “any practices forbidden by law, be it civil or criminal, federal, state, or municipal, statutory, regulatory, or court-made.” (*Saunders v. Superior Court (California Reporting Alliance)* (1994) 27 Cal.App.4th 832, 838-839; *see also Gafcon, Inc. v. Ponsor & Associates* (2002) 98 Cal.App.4th 1388, 1425, fn. 15; *South Bay Chevrolet v. General Motors Acceptance Corp.*, *supra*, 72 Cal.App.4th at p. 880.) “It is not necessary that the predicate law provide for civil enforcement.” (*Saunders v. Superior Court (California Reporting Alliance)*, *supra*, 27 Cal.App.4th at p. 839.)

3) **“Unfair” and “Fraudulent” Business Acts and Practices**

1026. “By defining unfair competition to include also any ‘unfair or fraudulent business act or practice’ [citation], the UCL sweeps within its scope acts and practices not specifically proscribed by any other law.” (*Kasky v. Nike, Inc.*, *supra*, 27 Cal.4th at p. 949 [italics in original].)

1027. The *unfair* prong of Section 17200 “provides an independent basis for relief.” (*Smith v. State Farm Mutual Automobile Insurance Co.*, *supra*, 93 Cal.App.4th at p. 718.) “It is not necessary,” therefore, “for a business practice to be ‘unlawful’ in order to be subject to an action under the unfair competition law.” (*Ibid.*) “In general the ‘unfairness’ prong ‘has been used to enjoin deceptive or sharp practices. . . .’ [Citation.]” (*South Bay Chevrolet v. General Motors Acceptance Corp.*, *supra*, 72 Cal.App.4th at p. 887.)

1028. The courts of this state have adopted several tests for determining whether a business act or practice is unfair:

A. A business practice is unfair “when that practice ‘offends an established public policy or when the practice is immoral, unethical, oppressive, unscrupulous or substantially injurious . . . .’” (*State Farm Fire & Casualty Co. v. Superior Court* (1996) 45 Cal.App.4th 1093, 1104, quoting *People v. Casa Blanca Convalescent Homes, Inc.* (1984) 159 Cal.App.3d 509, 530.)

B. Another “test of whether a business practice is unfair involves an examination of [that practice’s] impact on its alleged victim, balanced against the reasons, justifications and motives of the alleged wrongdoer. In brief, the court must weigh the utility of the defendant’s conduct against the gravity of the harm to the alleged victim . . . .” (*State Farm Fire & Casualty Co. v. Superior Court*, *supra*, 45 Cal.App.4th at pp. 1103-1104 [citations and internal quotation marks omitted].)

1 C. It also is an unfair business practice when the defendant's conduct "threatens  
2 an incipient violation of [a law], or violates the policy or spirit of [a law] because its effects  
3 are comparable to or the same as a violation of the law, or otherwise significantly threatens  
4 or harms competition." (*Cel-Tech Communications, Inc. v. Los Angeles Cellular Telephone*  
*Co.* (1999) 20 Cal.4th 163, 187; *see also Scripps Clinic v. Superior Court* (2003) 108  
Cal.App.4th 917, 939.)

5 D. More recently, one Court of Appeal has fashioned a test for determining  
6 whether a practice is unfair based upon section 5 of the Federal Trade Commission Act  
7 (United States Code, title 15, section 41 *et seq.*). Under this test, "[a]n act or practice is  
8 unfair if [1] the consumer injury is substantial, [2] is not outweighed by any countervailing  
9 benefits to consumers or to competition, and [3] is not an injury the consumers themselves  
could reasonably have avoided." (*Daugherty v. American Honda Motor Co., Inc.*, *supra*, 144  
Cal.App.4th at p. 839 [bracketed numbers added]; *see also Camacho v. Automobile Club of*  
*Southern California* (2006) 142 Cal.App.4th 1394, 1403.)

10 1029. The *fraudulent* prong of section 17200 "affords protection against the probability or  
11 likelihood as well as the actuality of deception or confusion." (*Payne v. United California Bank*  
12 (1972) 23 Cal.App.3d 850, 856.) The test is whether "'members of the public are likely to be  
13 deceived.' [Citation.]" (*In re Tobacco II Cases* (2009) 46 Cal.4th 298, 312.) As the California  
14 Supreme Court has explained, "our concern with thwarting unfair trade practices has been such that  
15 we have consistently condemned not only those alleged unfair practices which have in fact deceived  
16 the victims, but also those which are likely to deceive them." (*Fletcher v. Security Pacific National*  
17 *Bank* (1979) 23 Cal.3d 442, 451.)

18 1030. A UCL action alleging violations of the *fraudulent* prong is "distinct from common  
19 law fraud." (*In re Tobacco II Cases*, *supra*, 46 Cal.4th at p. 312.) "A fraudulent deception must be  
20 actually false, known to be false by the perpetrator and reasonably relied upon by a victim who  
21 incurs damages. None of these elements are required to state a claim for injunctive relief under  
22 section 17200 . . . ." (*Day v. AT&T Corp.* (1998) 63 Cal.App.4th 325, 332.) "This distinction  
23 reflects the UCL's focus on the defendant's conduct, rather than the plaintiff's damages, in service  
24 of the statute's larger purpose of protecting the general public against unscrupulous business  
25 practices." (*In re Tobacco II Cases*, *supra*, 46 Cal.4th at p. 312.)

1 **B. DEFENDANTS' Violations of the UCL**

2 1031. DEFENDANTS, and each of them, have violated, and continue to violate, the UCL  
3 by engaging in the following *unlawful* business acts and practices, among others, relating to the  
4 Foreclosed Properties:

5 A. After May 20, 2009, failing to provide tenants with 90 days notice to vacate  
6 where otherwise permitted, in violation of the Protecting Tenants at Foreclosure Act (United  
States Code, title 12, section 5220 nt).

7 B. Causing and permitting the eviction of tenants with no legal basis to do so, in  
8 violation of Los Angeles Municipal Code sections 49.90 and 151.09.

9 C. Creating, maintaining and contributing to the creation and maintenance of  
10 public nuisance conditions at occupied residential properties, in violation of Civil Code  
sections 3479 and 3480.

11 D. Causing, permitting and maintaining substandard conditions in occupied  
12 residential dwellings, in violation of Health and Safety Code section 17920.3.

13 E. Causing, permitting and maintaining untenable rental units, and collecting  
14 rent, increasing rent and issuing three-day notices to pay rent or quit for such units, in  
violation of Civil Code section 1941 and the implied warranty of habitability.

15 F. Causing and permitting tenants to be disturbed in the quiet enjoyment of their  
16 rental units by, in part, causing and permitting untenable conditions to exist, in violation  
of Civil Code section 1927.

17 G. Causing and permitting property taxes that were due and owing not to be paid,  
18 in violation of Article 13 of the California Constitution and the California Code of  
19 Regulations, title 18, section 462.120.

20 H. Permitting the improper use and storage of automobiles, in violation of  
21 LAMC sections 12.21.A.8, subdivisions (a) and (b) and 12.21.C.1, subdivision (g).

22 I. Causing, permitting and maintaining impeded exits, in violation of LAMC,  
section 91.1000 and California Building Code sections 1008.1.9 and 1029.4.

23 J. Causing, permitting and maintaining improperly installed smoke detectors, in  
24 violation of section 91.900 of the LAMC, and sections 907.2.11.2 and 907.2.11.4 of the  
25 California Building Code.

26 K. Causing, permitting and maintaining inadequate ventilation of interior spaces,  
27 in violation of LAMC section 91.1200 and California Building Code sections 1203.1, 1203.3  
and 1203.4.



1 L. Causing, permitting and maintaining swimming pools that were unsafe and  
2 unsanitary, in violation of LAMC sections 91.3109 and 91.8118 and California Building  
Code section 91.3109.4.3.

3 M. Causing and permitting buildings and premises to be maintained in unsafe and  
4 unsanitary conditions, in violation of LAMC sections 3401.2 and 91.8104 and California  
Building Code section 3401.2.

5 N. Causing, permitting and maintaining electrical systems and equipment that do  
6 not comply with all applicable provisions of the Electrical Code, including, but not limited  
7 to, maintaining abandoned wiring, in violation of LAMC sections 93.0104 and 93.0312.

8 O. Causing and permitting the installation of defective plumbing and improper  
9 waste disposal systems, in violation of LAMC section 94.300.0 and California Plumbing  
Code sections 301.1.1, 301.1.4 and 303.0.

10 P. Causing, permitting and maintaining water heaters that are not properly  
11 anchored and vented, in violation of LAMC section 94.500 and California Plumbing Code  
sections 301.1.1 and 510.2.1.

12 Q. Causing, permitting and maintaining heating, ventilating, air-conditioning and  
13 refrigeration equipment in unsafe, improper and hazardous conditions, in violation of LAMC  
14 section 95.104 and California Mechanical Code section 104.4.

15 R. Causing, permitting and maintaining vacant buildings without required or  
proper fencing and barricades, in violation of LAMC sections 91.8904 and 98.0701, *et seq.*

16 S. Failing to timely comply with valid LADBS Orders to Comply, in violation of  
17 LAMC section 91.103.3.

18 T. Causing and permitting the eviction of tenants from Foreclosed Properties,  
19 without a basis in state or local law, in violation of the U.S. Code of Federal Regulations,  
title 24, section 982.310.

20 U. Causing and permitting the commencement of unlawful detainer actions that  
21 were later dismissed or decided in favor of the tenant, without probable cause and in bad  
22 faith, in violation of California laws against malicious prosecution. (*See Bertero v. National  
General Corp.* (1974) 13 Cal.3d 43, 50.)

23 1032. DEFENDANTS, and each of them, have further violated, and continue to violate, the  
24 Unfair Competition Law by engaging in the following *unfair* business acts and practices, among  
25 others, relating to the Foreclosed Properties:

26 A. DEFENDANTS threatened incipient violations of the aforementioned state  
27 laws and violated the public policy embodied in the spirit of those laws.

1           B.       DEFENDANTS caused and permitted tenants to be removed from their rental  
2 units without paying them adequate relocation fees, in an effort to circumvent the  
requirements of the RSO. (See LAMC section 151.09, subdivision (g).)

3           C.       DEFENDANTS violated the established public policy of the State of  
4 California, which, among other things, seeks to avoid the creation and maintenance of public  
5 nuisances, to protect tenants from having to reside in uninhabitable rental units, to maintain  
the affordable housing stock and to prevent actual and constructive unlawful evictions.

6           D.       DEFENDANTS' conduct as described in this Complaint has been immoral,  
7 unethical, oppressive, and unscrupulous in that DEFENDANTS have, among other things,  
8 intentionally, negligently and recklessly failed to maintain occupied premises in safe,  
sanitary and habitable conditions, allowed vacant properties to become public nuisances that  
9 have contributed to the deterioration of whole neighborhoods and communities and have  
forced low-income tenants from their homes without a basis in law or fact.

10           E.       Applying and balancing the factors of Section 5 of the Federal Trade  
11 Commission Act (United States Code, title 15, section 45, subdivision (ii)): (i) the injury to  
12 tenants living in DEFENDANTS' properties has been substantial, as hundreds of tenants  
13 have been forced to live in uninhabitable rental units and to endure DEFENDANTS'  
violation of their rights, and the surrounding communities have been subjected to hazards  
14 engendered by the nuisance conditions; (ii) these injuries are not outweighed by any  
countervailing benefits to such victims in that DEFENDANTS could have renovated the  
15 properties without causing tenants to live in uninhabitable units, or the surrounding  
communities to be exposed to nuisance conditions or violating their rights; and (iii) the  
16 injuries to tenants from living in uninhabitable rental units and being subjected to violations  
of their rights, and the injury to the surrounding communities from being exposed to nuisance  
17 conditions, are not ones these victims could have reasonably avoided, as they have no ability  
18 to control the condition of DEFENDANTS' buildings or the actions of DEFENDANTS in  
violating their rights.

19           1033. DEFENDANTS, and each of them, have further violated, and continue to violate, the  
20 Unfair Competition Law by engaging in the following *fraudulent* business acts and practices, among  
21 others, relating to the Foreclosed Properties: false and misleading statements, including, but not  
22 limited to, threatening letters and notices sent to tenants that falsely represented bases for eviction,  
23 contained misleading statements and omitted information regarding tenants' rights in the event of a  
24 foreclosure sale.

25           1034. DEFENDANTS' acts of unfair competition present a continuing threat to the public's  
26 health, safety and welfare. The People have no adequate remedy at law, and unless DEFENDANTS  
27 are permanently enjoined and restrained by order of this Court, DEFENDANTS will continue to  
28

1 commit the acts of unfair competition described herein, thereby causing further irreparable injury to  
2 the public's health, safety and welfare.

3 **SECOND CAUSE OF ACTION**

4 **(Los Angeles Municipal Code section 11.00, subdivision (l))**

5 **(By Plaintiff City Against All Defendants and DOES 1 through 2500)**

6 1035. Plaintiff City realleges and incorporates by reference herein paragraphs 1 through and  
7 including 1040 of this Complaint as if set forth fully herein.

8 1036. LAMC section 11.00, subdivision (l) provides in relevant part that: "Violations of this  
9 Code are deemed continuing violations and each day that a violation continues is deemed to be a  
10 new and separate offense and subject to a maximum civil penalty of \$2,500 for each and every  
11 offense."

12 1037. As described more fully above, DEFENDANTS have caused, permitted and  
13 maintained, and continue to cause, permit and maintain, conditions at the Foreclosed Properties that  
14 have violated the following sections of the LAMC:

15 A. LAMC section 12.21.A.8, subdivisions (a) and (b), and section 12.21.C.1.  
16 subdivision (g), relating to the improper use and storage of automobiles.

17 B. LAMC section 91.1000 (adopting by reference California Building Code  
18 sections 1008.1.9 and 1029.4), relating to impeded exits.

19 C. LAMC section 91.900 (adopting by reference California Building Code  
20 sections 907.2.11.2 and 907.2.11.4), relating to improper installation of smoke detectors.

21 D. LAMC section 91.1200 (adopting by reference California Building Code  
22 sections 1203.1, 1203.3 and 1203.4), relating to inadequate ventilation of interior spaces.

23 E. LAMC sections 91.3109 (adopting by reference California Building Code  
24 section 91.3109.4.3) and 91.8118, relating to improper maintenance of swimming pools.

25 F. LAMC sections 3401.2 and 91.8104 (adopting by reference California  
26 Building Code section 3401.2), relating to the failure to maintain buildings and premises in  
27 safe and sanitary condition.

28 G. LAMC sections 93.0104 and 93.0312, relating to installation, operation and  
maintenance of electrical systems and equipment that do not comply with all applicable

1 provisions of the Electrical Code, including, but not limited to, the maintenance of  
2 abandoned wiring.

3 H. LAMC section 94.300.0 (adopting by reference California Plumbing Code  
4 sections 301.1.1, 301.1.4 and 303.0), relating to the installation, operation and maintenance  
of defective plumbing and improper disposal of waste.

5 I. LAMC section 94.500 (adopting by reference California Plumbing Code  
6 section 510.2.1), relating to the failure to properly secure water heaters.

7 J. LAMC section 95.104 (adopting by reference California Mechanical Code  
8 section 104.4), relating to the failure to maintain heating, ventilating, air-conditioning and  
refrigeration equipment in safe, proper and hazard-free condition.

9 K. LAMC sections 91.8904 and 98.0701, *et seq.*, relating to the failure to clean,  
10 fence, barricade, post the required notice at and file the required Statement of Intent for  
vacant buildings.

11 L. LAMC sections 49.90 and 151.09, relating to the unlawful eviction of tenants.

12 1038. As a consequence of the foregoing, DEFENDANTS should be permanently enjoined  
13 and restrained by order of this Court from violating tenants' rights and permitting such conditions to  
14 exist at the Foreclosed Properties, pursuant to LAMC section 11.00, subdivision (I).

15 1039. DEFENDANTS' violations of the LAMC present a continuing threat to the public's  
16 health, safety and welfare. Plaintiff City has no adequate remedy at law, and unless DEFENDANTS  
17 are permanently enjoined and restrained by order of this Court, DEFENDANTS will continue to  
18 commit the violations of the LAMC described herein, thereby causing further irreparable injury to  
19 the public's health, safety and welfare.

20 1040. As a further consequence of the foregoing, DEFENDANTS are jointly and severally  
21 liable to Plaintiff City for the payment of a civil penalty of \$2,500 for each day they caused or  
22 permitted each LAMC violation at each of the Foreclosed Properties, pursuant to LAMC section  
23 11.00, subdivision (I).

24 **PRAYER FOR RELIEF**

25 Wherefore, the People and the City pray that:

26 1. Pursuant to Business and Professions Code sections 17203 and 17204 and the  
27 equitable powers of the Court, DEFENDANTS and DOES 1 through 2500, together with their  
28

1 officers, employees, agents, representatives, attorneys, contractors and all persons acting on behalf  
2 of or in concert with them, be provisionally and permanently enjoined from committing, causing,  
3 permitting, aiding, abetting and conspiring to commit the unlawful, unfair and fraudulent business  
4 acts and practices described herein.

5         2. Pursuant to LAMC section 11.00, subdivision (l) and the equitable powers of the  
6 Court, DEFENDANTS and DOES 1 through 2500, together with their officers, employees, agents,  
7 representatives, attorneys, contractors and all persons acting on behalf of or in concert with them, be  
8 provisionally and permanently enjoined from committing, causing, permitting, aiding, abetting and  
9 conspiring to commit the violations of the LAMC described herein.

10         3. Pursuant to Business and Professions Code sections 17203 and 17204, LAMC section  
11 11.00, subdivision (j) and the equitable powers of the Court, DEFENDANTS and DOES 1 through  
12 2500, together with their officers, employees, agents, representatives, attorneys, contractors and all  
13 persons acting on behalf of or in concert with them, be ordered to take all reasonable measures to  
14 prevent and avoid the commission of the unlawful, unfair and fraudulent business acts and practices  
15 and other violations of law described herein, such measures to include, without limitation:

16 (A) register all Foreclosed Properties in accordance with the FRO; (B) provide a complete inventory  
17 of all Foreclosed Properties, to be updated on a monthly basis; (C) inspect all Foreclosed Properties  
18 to determine compliance with all applicable habitability, tenancy and nuisance laws; (D) ensure that  
19 all Foreclosed Properties are brought into compliance with all applicable habitability, tenancy and  
20 nuisance laws; (E) refrain from filing unlawful detainer cases, serving notices to quit, offering to pay  
21 cash for keys, sending threatening letters, making false and misleading representations and engaging  
22 in any other action causing tenants of foreclosed rental units to vacate for any reason other than one  
23 or more of the twelve grounds specified in the RSO, LAMC section 151.09; and (F) designate at  
24 least one full-time senior employee to manage all Foreclosed Properties in accordance with these  
25 injunctive terms.

26         4. Pursuant to Business and Professions Code sections 17203 and 17204 and the  
27 equitable powers of the Court, DEFENDANTS and Does 1 through 2500 be ordered to pay  
28

1 restitution to any person deprived of money or property as a result of the unlawful, unfair and  
2 fraudulent business acts and practices described herein.

3 5. Pursuant to Business and Professions Code section 17206, DEFENDANTS and  
4 DOES 1 through 2500 be jointly and severally assessed a civil penalty of \$2,500 for each violation  
5 of the UCL that they committed, caused, permitted, aided, abetted, or conspired to commit relating  
6 to any Foreclosed Property.

7 6. Pursuant to Business and Professions Code section 17206.1, DEFENDANTS and  
8 DOES 1 through 2500 be jointly and severally assessed an additional civil penalty of \$2,500 for each  
9 violation of the UCL that they committed, caused, permitted, aided, abetted, or conspired to commit  
10 relating any Foreclosed Property against a senior citizen or disabled person.

11 7. Pursuant to LAMC section 11.00, subdivision (I), DEFENDANTS and DOES 1  
12 through 2500 be jointly and severally assessed a civil penalty of \$2,500 per day for each violation of  
13 the LAMC that they committed, caused, permitted, aided, abetted, or conspired to commit relating to  
14 any Foreclosed Property.

15 8. Plaintiffs People and City to recover the costs of this action.

16 9. Plaintiffs People and City to be granted such other and further relief as the Court may  
17 deem just and proper.

18  
19 Dated: May 4, 2011

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