

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

December 16, 2014

Council District: # 7

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

JOB ADDRESS: **13259 WEST MERCER STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **2535-013-009**

On August 19, 2013, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **13259 West Mercer Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on August 19, 2013, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	166.46
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ <u>1,455.02</u></b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,455.02** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,455.02** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY

*Steve Ongele*  
Steve Ongele

Chief, Resource Management Bureau

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

Lien confirmed by  
City Council on:

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

# EXHIBIT A



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

## Property Title Report

Work Order No. T10605  
Dated as of: 07/30/2014

Prepared for: City of Los Angeles

### SCHEDULE A (Reported Property Information)

APN #: 2535-013-009

Property Address: 13259 W MERCER ST ✓ City: Los Angeles County: Los Angeles

### VESTING INFORMATION

Type of Instrument INDIVIDUAL GRANT DEED

Grantor: LUIGI ALLEGRA AND BEATRICE ALLEGRA, HUSBAND AND WIFE

Grantee: LUIGI ALLEGRA AND BEATRICE L. ALLEGRA AS TRUSTEES OF THE ALLEGRA LIVING TRUST DATED 06/19/1997

Instrument: 01/1470127

Book/Page: N/A

Dated: 07/28/2001

Recorded: 08/10/2001

MAILING ADDRESS: MR/MRS LUIGI ALLEGRA,  
15919 RAYEN STREET, NORTH HILLS, CA 91344

### SCHEDULE B

### LEGAL DESCRIPTION

LOTS 324 AND 325 OF BLOCK 12 IN THE PACOIMA TRACT, AS PER MAP RECORDED IN BOOK 29, PAGE 79 ET. SEQ. OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID LOS ANGELES COUNTY.

### MORTGAGES/LIENS

NO OPEN DEED OF TRUST FOUND ON SUBJECT PROPERTY

01-1470127 <sup>2</sup>

Recording Requested By  
Robert P. Hess, A Prof Corp

When Recorded Mail To

Name: Mr/Mrs Luigi Allegra  
Address: 15919 Rayen Street  
City, State: North Hills,  
zip Code: Ca 91344

(Space Above this Line For Recorder's Use)

GRANT DEED

LUIGI ALLEGRA AND BEATRICE ALLEGRA, JOINT TENANTS

LUIGI ALLEGRA AND BEATRICE L. ALLEGRA, TRUSTEES ALLEGRA TRUST.

Clients\CovDeed.Frm





**Property Detail Report**

For Property Located At :  
**13259 MERCER ST, PACOIMA, CA 91331-2467**



Bldg Card: 000 of 002

**Owner Information**

Owner Name: **ALLEGRA LUIGI (TE) & BEATRICE/ALLEGRA TRUST**  
 Mailing Address: **15919 RAYEN ST, NORTH HILLS CA 91343-4811 C064**  
 Vesting Codes: **// TE**

**Location Information**

Legal Description:	<b>PACOIMA LOTS 324 AND LOT 325</b>		
County:	<b>LOS ANGELES, CA</b>	APN:	<b>2535-013-009</b>
Census Tract / Block:	<b>1043.20 / 3</b>	Alternate APN:	
Township-Range-Sect:		Subdivision:	<b>PACOIMA</b>
Legal Book/Page:	<b>29-79</b>	Map Reference:	<b>9-A2 / 502-D2</b>
Legal Lot:	<b>325</b>	Tract #:	
Legal Block:	<b>12</b>	School District:	<b>LOS ANGELES</b>
Market Area:	<b>PAC</b>	School District Name:	
Neighbor Code:		Munic/Township:	

**Owner Transfer Information**

Recording/Sale Date:	<b>08/10/2001 / 07/28/2001</b>	Deed Type:	<b>GRANT DEED</b>
Sale Price:		1st Mtg Document #:	
Document #:	<b>1470127</b>		

**Last Market Sale Information**

Recording/Sale Date:	<b>07/23/1973 /</b>	1st Mtg Amount/Type:	<b>/</b>
Sale Price:	<b>\$3,000</b>	1st Mtg Int. Rate/Type:	<b>/</b>
Sale Type:	<b>FULL</b>	1st Mtg Document #:	
Document #:		2nd Mtg Amount/Type:	<b>/</b>
Deed Type:	<b>DEED (REG)</b>	2nd Mtg Int. Rate/Type:	<b>/</b>
Transfer Document #:		Price Per SqFt:	<b>\$2.15</b>
New Construction:		Multi/Split Sale:	

Title Company:  
 Lender:  
 Seller Name:

**Prior Sale Information**

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

**Property Characteristics**

Gross Area:		Parking Type:		Construction:	
Living Area:	<b>1,397</b>	Garage Area:		Heat Type:	<b>HEATED</b>
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	<b>3</b>	Finish Bsmnt Area:		Pool:	
Bath(F/H):	<b>2 /</b>	Basement Type:		Air Cond:	<b>YES</b>
Year Built / Eff:	<b>1937 /</b>	Roof Type:		Style:	
Fireplace:	<b>/</b>	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	

Other Improvements:

**Site Information**

Zoning:	<b>LAR1</b>	Acres:	<b>0.16</b>	County Use:	<b>DUPLEX (0200)</b>
Lot Area:	<b>7,105</b>	Lot Width/Depth:	<b>50 x 142</b>	State Use:	
Land Use:	<b>DUPLEX</b>	Res/Comm Units:	<b>2 /</b>	Water Type:	
Site Influence:				Sewer Type:	

**Tax Information**

Total Value:	<b>\$19,555</b>	Assessed Year:	<b>2014</b>	Property Tax:	<b>\$466.17</b>
Land Value:	<b>\$7,375</b>	Improved %:	<b>62%</b>	Tax Area:	<b>13</b>
Improvement Value:	<b>\$12,180</b>	Tax Year:	<b>2014</b>	Tax Exemption:	
Total Taxable Value:	<b>\$19,555</b>				

## Comparable Summary

For Property Located At



**13259 MERCER ST, PACOIMA, CA 91331-2467**

**20 Comparable(s) found.** (Click on the address to view more property information)

▶ View Report

▶ Configure Display Fields

▶ Modify Comparable Search Criteria

### Summary Statistics For Selected Properties: 20

	Subject Property	Low	High	Average
Sale Price	\$3,000	\$140,000	\$862,000	\$413,675
Bldg/Living Area	1,397	1,188	1,592	1,410
Price/Sqft	\$2.15	\$110.00	\$546.95	\$288.43
Year Built	1937	1905	1950	1923
Lot Area	7,105	3,564	9,111	6,048
Bedrooms	3	2	5	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$19,555	\$22,701	\$386,605	\$199,375
Distance From Subject	0.00	13.02	28.51	20.87

\*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bid/Liv	Lot Area	Dist
<b>Subject Property</b>											
			13259 MERCER ST	\$3,000	1937	3	2	07/23/1973	1,397	7,105	0.0
<b>Comparables</b>											
<input checked="" type="checkbox"/>	1		428 N BREED ST	\$350,000	1907	5	2	10/24/2014	1,544	3,751	19.52
<input checked="" type="checkbox"/>	2		1215 E 40TH PL	\$165,000	1906	4	2	11/25/2014	1,500	5,800	20.3
<input checked="" type="checkbox"/>	3		35 COLUMBIA ST	\$751,000	1938	2	2	11/13/2014	1,418	7,683	18.42
<input checked="" type="checkbox"/>	4		618 E 115TH ST	\$275,000	1939	2	2	12/10/2014	1,248	6,258	25.11
<input checked="" type="checkbox"/>	5		6063 SELMA AVE	\$862,000	1912	3	2	11/05/2014	1,576	5,000	13.02
<input checked="" type="checkbox"/>	6		10216 SAN JOSE AVE	\$399,000	1943	4	2	10/24/2014	1,556	3,664	25.46
<input checked="" type="checkbox"/>	7		201 W 92ND ST	\$335,000	1909	3	2	10/21/2014	1,344	5,201	23.37
<input checked="" type="checkbox"/>	8		4058 KENMORE AVE	\$480,000	1911			09/30/2014	1,557	9,111	28.51
<input checked="" type="checkbox"/>	9		1625 MORTON AVE	\$612,500	1922	3	2	10/17/2014	1,458	7,036	16.12
<input checked="" type="checkbox"/>	10		1563 TREMONT ST	\$298,000	1925	4	2	10/17/2014	1,284	7,497	19.31
<input checked="" type="checkbox"/>	11		247 E 93RD ST	\$185,000	1931	3	2	10/07/2014	1,188	5,116	23.56
<input checked="" type="checkbox"/>	12		1528 E 87TH ST	\$325,000	1930	4	2	11/05/2014	1,356	5,666	23.66
<input checked="" type="checkbox"/>	13		1205 N BRONSON AVE	\$630,000	1928	3	2	05/20/2014	1,540	6,709	13.54
<input checked="" type="checkbox"/>	14		1351 E 77TH PL	\$245,000	1921	4	2	09/08/2014	1,592	6,413	22.92
<input checked="" type="checkbox"/>	15		4226 WOODLAWN AVE	\$140,000	1921	2	2	09/23/2014	1,224	3,564	20.03
<input checked="" type="checkbox"/>	16		1667 E 111TH ST	\$245,000	1950	2	2	09/04/2014	1,225	5,801	25.23
<input checked="" type="checkbox"/>	17		3719 FOLSOM ST	\$380,000	1921	3	2	09/18/2014	1,240	7,480	20.57
<input checked="" type="checkbox"/>	18		1349 S DUNSMUIR AVE	\$685,000	1925	2	2	11/10/2014	1,460	6,051	15.7
<input checked="" type="checkbox"/>	19		11977 GREVILLEA AVE	\$291,000	1925	4	2	11/07/2014	1,394	5,882	24.16
<input checked="" type="checkbox"/>	20		91 N CHESTER AVE	\$620,000	1905	2	2	10/28/2014	1,506	7,267	18.95

**Comparable Sales Report**

For Property Located At



CoreLogic

RealQuest Professional

**13259 MERCER ST, PACOIMA, CA 91331-2467****20 Comparable(s) Selected.**

Report Date: 12/17/2014

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$3,000	\$140,000	\$862,000	\$413,675
Bldg/Living Area	1,397	1,188	1,592	1,410
Price/Sqft	\$2.15	\$110.00	\$546.95	\$288.43
Year Built	1937	1905	1950	1923
Lot Area	7,105	3,564	9,111	6,048
Bedrooms	3	2	5	3
Bathrooms/Restrooms	2	2	2	2
Stories	0.00	1.00	1.00	1.00
Total Value	\$19,555	\$22,701	\$386,605	\$199,375
Distance From Subject	0.00	13.02	28.51	20.87

\* = user supplied for search only

Comp #:1 Distance From Subject:19.52 (miles)

Address: 428 N BREED ST, LOS ANGELES, CA 90033-1803

Owner Name: GUTIERREZ CUAUHTZIN X

Seller Name: MURO ANGELA LIVING TRUST

APN: 5175-009-009	Map Reference: 45-B3 / 635-B4	Living Area: 1,544
County: LOS ANGELES, CA	Census Tract: 2036.00	Total Rooms:
Subdivision: SOTO STREET	Zoning: LAR3	Bedrooms: 5
Rec Date: 10/24/2014	Prior Rec Date:	Bath(F/H): 2 /
Sale Date: 10/07/2014	Prior Sale Date:	Yr Built/Eff: 1907 /
Sale Price: \$350,000	Prior Sale Price:	Air Cond: YES
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 1125148	Acres: 0.09	Fireplace: /
1st Mtg Amt: \$343,660	Lot Area: 3,751	Pool:
Total Value: \$28,354	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:2 Distance From Subject:20.3 (miles)

Address: 1215 E 40TH PL, LOS ANGELES, CA 90011-2759

Owner Name: LOMELI DELLA

Seller Name: PINTO SATURNINO

APN: 5114-032-028	Map Reference: 52-C2 / 674-F2	Living Area: 1,500
County: LOS ANGELES, CA	Census Tract: 2282.10	Total Rooms:
Subdivision: OAKLEYS HOME TR	Zoning: LAR2	Bedrooms: 4
Rec Date: 11/25/2014	Prior Rec Date: 06/28/2011	Bath(F/H): 2 /
Sale Date: 09/18/2014	Prior Sale Date: 05/11/2011	Yr Built/Eff: 1906 /
Sale Price: \$165,000	Prior Sale Price: \$225,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: UNKNOWN	Style:
Document #: 1264969	Acres: 0.13	Fireplace: /
1st Mtg Amt: \$145,201	Lot Area: 5,800	Pool:
Total Value: \$302,561	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:3 Distance From Subject:18.42 (miles)

Address: 35 COLUMBIA ST, PASADENA, CA 91105-3412

Owner Name: LEW FAMILY TRUST

Seller Name: COLLINS B K FAMILY TRUST

APN: 5317-001-012	Map Reference: 27-A6 / 595-H1	Living Area: 1,418
County: LOS ANGELES, CA	Census Tract: 4639.00	Total Rooms:
Subdivision: 6857	Zoning: PSR6	Bedrooms: 2
Rec Date: 11/13/2014	Prior Rec Date: 03/17/1988	Bath(F/H): 2 /
Sale Date: 10/15/2014	Prior Sale Date:	Yr Built/Eff: 1938 / 1938
Sale Price: \$751,000	Prior Sale Price: \$175,000	Air Cond: YES
Sale Type: UNKNOWN	Prior Sale Type:	Style:
Document #: 1204790	Acres: 0.18	Fireplace: /
1st Mtg Amt: \$533,850	Lot Area: 7,683	Pool:
Total Value: \$272,608	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:4 Distance From Subject:25.11 (miles)

Address: 618 E 115TH ST, LOS ANGELES, CA 90059-2323

Owner Name: THOMPSON KARDRINER

Seller Name: WILBERT TRUST

APN: 6072-006-026	Map Reference: 58-C5 / 704-D7	Living Area: 1,248
County: LOS ANGELES, CA	Census Tract: 2410.01	Total Rooms:
Subdivision: 3754	Zoning: LAR2	Bedrooms: 2
Rec Date: 12/10/2014	Prior Rec Date:	Bath(F/H): 2 /
Sale Date: 10/05/2014	Prior Sale Date:	Yr Built/Eff: 1939 / 1939
Sale Price: \$275,000	Prior Sale Price:	Air Cond: YES
Sale Type: FULL	Prior Sale Type:	Style:
Document #: 1338925	Acres: 0.14	Fireplace: /
1st Mtg Amt: \$270,019	Lot Area: 6,258	Pool:
Total Value: \$170,093	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:5 Distance From Subject:13.02 (miles)

Address: 6063 SELMA AVE, LOS ANGELES, CA 90028-6414

Owner Name: CRUZ JOY F & CYNTHIA N/CRUZ JORDAN

Seller Name: POLOSS ENJIL

APN: 5545-007-038	Map Reference: 34-D3 / 593-G4	Living Area: 1,576
County: LOS ANGELES, CA	Census Tract: 1910.00	Total Rooms: 3
Subdivision: 1229	Zoning: LAR4	Bedrooms: 3
Rec Date: 11/05/2014	Prior Rec Date: 07/10/1979	Bath(F/H): 2 /
Sale Date: 09/15/2014	Prior Sale Date:	Yr Built/Eff: 1912 / 1912
Sale Price: \$862,000	Prior Sale Price: \$83,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1175128	Acres: 0.11	Fireplace: /
1st Mtg Amt: \$625,500	Lot Area: 5,000	Pool:
Total Value: \$150,315	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:6 Distance From Subject:25.46 (miles)

Address: 10216 SAN JOSE AVE, SOUTH GATE, CA 90280-5736

Owner Name: PARDO ALEJANDRO & LUZ/MACIAS ERIK L

Seller Name: OLIVARES IRMA Y & JOAQUIN

APN: 6207-010-029	Map Reference: 59-A3 / 705-A5	Living Area: 1,556
County: LOS ANGELES, CA	Census Tract: 5356.07	Total Rooms:
Subdivision: 7046	Zoning: SGR2YY	Bedrooms: 4
Rec Date: 10/24/2014	Prior Rec Date: 01/28/2004	Bath(F/H): 2 /
Sale Date: 07/24/2014	Prior Sale Date: 01/08/2004	Yr Built/Eff: 1943 /
Sale Price: \$399,000	Prior Sale Price: \$285,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1128745	Acres: 0.08	Fireplace: /
1st Mtg Amt: \$391,773	Lot Area: 3,664	Pool:
Total Value: \$330,543	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:7 Distance From Subject:23.37 (miles)

Address: 201 W 92ND ST, LOS ANGELES, CA 90003-4029

Owner Name: CANO ALFREDO

Seller Name: CALIFORNIA KINGDOM BUILDERS IN

APN: 6040-036-002	Map Reference: 58-B2 / 704-C3	Living Area: 1,344
County: LOS ANGELES, CA	Census Tract: 2402.00	Total Rooms:
Subdivision: WESTLAND	Zoning: LAR2	Bedrooms: 3
Rec Date: 10/21/2014	Prior Rec Date: 07/30/2012	Bath(F/H): 2 /
Sale Date: 10/08/2014	Prior Sale Date: 07/24/2012	Yr Built/Eff: 1909 /
Sale Price: \$335,000	Prior Sale Price: \$115,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1111638	Acres: 0.12	Fireplace: /
1st Mtg Amt: \$328,932	Lot Area: 5,201	Pool:
Total Value: \$115,521	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:8 Distance From Subject:28.51 (miles)

Address: 4058 KENMORE AVE, BALDWIN PARK, CA 91706-2901

Owner Name: LIU WU H/XUE LING L

Seller Name: KYM CORP

APN: 8546-005-047	Map Reference: 39-D5 / 598-A5	Living Area: 1,557
County: LOS ANGELES, CA	Census Tract: 4049.03	Total Rooms:
Subdivision: VALLEY VIEW ACRES	Zoning: BPR1*	Bedrooms:
Rec Date: 09/30/2014	Prior Rec Date: 03/28/2014	Bath(F/H): /
Sale Date: 09/26/2014	Prior Sale Date: 03/28/2014	Yr Built/Eff: 1911 /
Sale Price: \$480,000	Prior Sale Price: \$335,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1031960	Acres: 0.21	Fireplace: /
1st Mtg Amt:	Lot Area: 9,111	Pool:
Total Value: \$335,000	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:9 Distance From Subject:16.12 (miles)

Address: 1625 MORTON AVE, LOS ANGELES, CA 90026-2611

Owner Name: ANDERSON ROBERT & ANNA-LISE

Seller Name: CORNEJO HERBERT M

APN: 5420-028-019	Map Reference: 35-C5 / 594-E7	Living Area: 1,458
County: LOS ANGELES, CA	Census Tract: 1973.00	Total Rooms: 3
Subdivision: MCINTYRE	Zoning: LARD2	Bedrooms: 3
Rec Date: 10/17/2014	Prior Rec Date: 04/02/1999	Bath(F/H): 2 /
Sale Date: 09/08/2014	Prior Sale Date: 03/23/1999	Yr Built/Eff: 1922 /
Sale Price: \$612,500	Prior Sale Price: \$100,000	Air Cond:
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1097875	Acres: 0.16	Fireplace: /
1st Mtg Amt: \$459,375	Lot Area: 7,036	Pool:
Total Value: \$223,793	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:10 Distance From Subject:19.31 (miles)

Address: 1563 TREMONT ST, LOS ANGELES, CA 90033-1547

Owner Name: RUSNEAC SERGIU

Seller Name: HERNANDEZ JUAN & VICTORINA

APN: 5202-016-022	Map Reference: 45-C2 / 635-C2	Living Area: 1,284
County: LOS ANGELES, CA	Census Tract: 2031.00	Total Rooms: 4
Subdivision: BOSTON HEIGHTS	Zoning: LARD1.5	Bedrooms: 4
Rec Date: 10/17/2014	Prior Rec Date: 05/31/1991	Bath(F/H): 2 /
Sale Date: 09/25/2014	Prior Sale Date: 03/1991	Yr Built/Eff: 1925 /
Sale Price: \$298,000	Prior Sale Price: \$140,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1096576	Acres: 0.17	Fireplace: /
1st Mtg Amt: \$238,400	Lot Area: 7,497	Pool:
Total Value: \$386,605	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:11 Distance From Subject:23.56 (miles)

Address: 247 E 93RD ST, LOS ANGELES, CA 90003-3731

Owner Name: GONZALEZ DANIEL

Seller Name: MONTANO INVESTMENTS INC

APN: 6052-009-024	Map Reference: 58-B2 / 704-D3	Living Area: 1,188
County: LOS ANGELES, CA	Census Tract: 2400.20	Total Rooms: 3
Subdivision: 10420	Zoning: LAR2	Bedrooms: 3
Rec Date: 10/07/2014	Prior Rec Date: 09/12/2014	Bath(F/H): 2 /
Sale Date: 09/17/2014	Prior Sale Date: 08/04/2014	Yr Built/Eff: 1931 /
Sale Price: \$185,000	Prior Sale Price: \$155,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1057609	Acres: 0.12	Fireplace: /
1st Mtg Amt:	Lot Area: 5,116	Pool:
Total Value: \$163,940	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:12 Distance From Subject:23.66 (miles)

Address: 1528 E 87TH ST, LOS ANGELES, CA 90002-1308

Owner Name: ZALDANA DRUSILA H/RODRIGUEZ CARLOS

Seller Name: PALENCIA SILVIA M

APN: 6044-002-011	Map Reference: 58-D2 / 704-G2	Living Area: 1,356
County: LOS ANGELES, CA	Census Tract: 5351.02	Total Rooms: 4
Subdivision: PUTNEY PLACE	Zoning: LCR2YY	Bedrooms: 4
Rec Date: 11/05/2014	Prior Rec Date: 12/03/2012	Bath(F/H): 2 /
Sale Date: 06/03/2014	Prior Sale Date: 11/15/2012	Yr Built/Eff: 1930 /
Sale Price: \$325,000	Prior Sale Price: \$250,000	Air Cond: YES
Sale Type: FULL	Prior Sale Type: FULL	Style:
Document #: 1176617	Acres: 0.13	Fireplace: /
1st Mtg Amt: \$319,113	Lot Area: 5,666	Pool:
Total Value: \$251,135	# of Stories:	Roof Mat:
Land Use: DUPLEX	Park Area/Cap#: /	Parking:

Comp #:13 Distance From Subject:13.54 (miles)  
 Address: 1205 N BRONSON AVE, LOS ANGELES, CA 90038-2008  
 Owner Name: GOWER ESTATES LLC  
 Seller Name: RANTASA WILLIAM  
 APN: 5534-009-011 Map Reference: 34-D4 / 593-G5 Living Area: 1,540  
 County: LOS ANGELES, CA Census Tract: 1909.02 Total Rooms:  
 Subdivision: GRIDER & HAMILTONS Zoning: LAR3 Bedrooms: 3  
 HOLLYWOOD  
 Rec Date: 05/20/2014 Prior Rec Date: 07/02/1965 Bath(F/H): 2 /  
 Sale Date: 04/24/2014 Prior Sale Date: Yr Built/Eff: 1928 /  
 Sale Price: \$630,000 Prior Sale Price: \$28,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 518610 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$315,000 Lot Area: 6,709 Pool:  
 Total Value: \$65,755 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:22.92 (miles)  
 Address: 1351 E 77TH PL, LOS ANGELES, CA 90001-3011  
 Owner Name: AGUILAR RUFINO/DE AGUILAR MICAELA S  
 Seller Name: OVALLE SANTOS  
 APN: 6024-022-037 Map Reference: 52-D6 / 704-F1 Living Area: 1,592  
 County: LOS ANGELES, CA Census Tract: 5350.01 Total Rooms:  
 Subdivision: CONRAD Zoning: LCR3YY Bedrooms: 4  
 Rec Date: 09/08/2014 Prior Rec Date: 03/21/2002 Bath(F/H): 2 /  
 Sale Date: 03/25/2014 Prior Sale Date: 02/28/2002 Yr Built/Eff: 1921 /  
 Sale Price: \$245,000 Prior Sale Price: \$95,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: UNKNOWN Style:  
 Document #: 941756 Acres: 0.15 Fireplace: /  
 1st Mtg Amt: \$242,150 Lot Area: 6,413 Pool:  
 Total Value: \$188,853 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:20.03 (miles)  
 Address: 4226 WOODLAWN AVE, LOS ANGELES, CA 90011-2936  
 Owner Name: HERNANDEZ PABLO O/ORRALA MARIA  
 Seller Name: WHITMORE DAVID E  
 APN: 5113-032-025 Map Reference: 52-B2 / 674-C3 Living Area: 1,224  
 County: LOS ANGELES, CA Census Tract: 2284.20 Total Rooms:  
 Subdivision: SOUTH WOODLAWN Zoning: LAR2 Bedrooms: 2  
 Rec Date: 09/23/2014 Prior Rec Date: 04/25/1996 Bath(F/H): 2 /  
 Sale Date: 08/28/2014 Prior Sale Date: Yr Built/Eff: 1921 /  
 Sale Price: \$140,000 Prior Sale Price: Air Cond: YES  
 Sale Type: FULL Prior Sale Type: Style:  
 Document #: 1004297 Acres: 0.08 Fireplace: /  
 1st Mtg Amt: Lot Area: 3,564 Pool:  
 Total Value: \$22,701 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:25.23 (miles)  
 Address: 1667 E 111TH ST, LOS ANGELES, CA 90059-1907  
 Owner Name: JUNG DERRICK R  
 Seller Name: BCS SOUTHBAY HOLDINGS LLC  
 APN: 6069-011-029 Map Reference: / 704-G6 Living Area: 1,225  
 County: LOS ANGELES, CA Census Tract: 2427.00 Total Rooms:  
 Subdivision: ALTON TR Zoning: LAR2 Bedrooms: 2  
 Rec Date: 09/04/2014 Prior Rec Date: 12/04/2009 Bath(F/H): 2 /  
 Sale Date: 08/08/2014 Prior Sale Date: 12/01/2009 Yr Built/Eff: 1950 / 1951  
 Sale Price: \$245,000 Prior Sale Price: \$100,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 926839 Acres: 0.13 Fireplace: /  
 1st Mtg Amt: \$208,250 Lot Area: 5,801 Pool:  
 Total Value: \$230,000 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:20.57 (miles)  
 Address: 3719 FOLSOM ST, LOS ANGELES, CA 90063-2125  
 Owner Name: MORENO TONI & YOLANDA/RAMIREZ JORGE  
 Seller Name: NUR KHALID & GEMMA  
 APN: 5230-009-012 Map Reference: 45-C4 / 635-D5 Living Area: 1,240  
 County: LOS ANGELES, CA Census Tract: 5309.01 Total Rooms: 4  
 Subdivision: JANS S TR Zoning: LCR2\* Bedrooms: 3  
 Rec Date: 09/18/2014 Prior Rec Date: 09/29/2009 Bath(F/H): 2 /  
 Sale Date: 09/09/2014 Prior Sale Date: 09/25/2009 Yr Built/Eff: 1921 / 1985  
 Sale Price: \$380,000 Prior Sale Price: \$145,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 988685 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$367,317 Lot Area: 7,480 Pool:  
 Total Value: \$333,269 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: DUPLEX Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:18 Distance From Subject:15.7 (miles)  
 Address: 1349 S DUNSMUIR AVE, LOS ANGELES, CA 90019-2641  
 Owner Name: GUTIERREZ IVAN  
 Seller Name: OFFICER ISHBEL A  
 APN: 5085-036-016 Map Reference: 43-A3 / 633-C4 Living Area: 1,460  
 County: LOS ANGELES, CA Census Tract: 2171.00 Total Rooms: 4  
 Subdivision: 4888 Zoning: LAR3 Bedrooms: 2  
 Rec Date: 11/10/2014 Prior Rec Date: 10/26/1971 Bath(F/H): 2 /  
 Sale Date: 09/26/2014 Prior Sale Date: Yr Built/Eff: 1925 / 1925  
 Sale Price: \$685,000 Prior Sale Price: \$26,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style: /  
 Document #: 1191606 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$658,322 Lot Area: 6,051 Pool:  
 Total Value: \$60,753 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking: SHINGLE  
 GARAGE

Comp #:19 Distance From Subject:24.16 (miles)  
 Address: 11977 GREVILLEA AVE, HAWTHORNE, CA 90250-2906  
 Owner Name: SILVER CERT INC  
 Seller Name: FEDERAL NATL MTG ASSN FNMA  
 APN: 4044-020-018 Map Reference: 57-A5 / 733-C1 Living Area: 1,394  
 County: LOS ANGELES, CA Census Tract: 6021.03 Total Rooms: 4  
 Subdivision: HAWTHORNE Zoning: HAR3YY Bedrooms: 4  
 Rec Date: 11/07/2014 Prior Rec Date: 10/30/1978 Bath(F/H): 2 /  
 Sale Date: 10/29/2014 Prior Sale Date: Yr Built/Eff: 1925 /  
 Sale Price: \$291,000 Prior Sale Price: \$67,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1183794 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$275,000 Lot Area: 5,882 Pool:  
 Total Value: \$123,756 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: DUPLEX Park Area/Cap#: / 2 Parking: SHINGLE  
 DETACHED  
 GARAGE

Comp #:20 Distance From Subject:18.95 (miles)  
 Address: 91 N CHESTER AVE, PASADENA, CA 91106-1802  
 Owner Name: HO YIU S/VEBY NATALIA  
 Seller Name: CASTILLO MICHAEL R & TONI  
 APN: 5738-020-010 Map Reference: 27-C4 / 566-B4 Living Area: 1,506  
 County: LOS ANGELES, CA Census Tract: 4623.02 Total Rooms: 4  
 Subdivision: FERRY SUB Zoning: PSR1 Bedrooms: 2  
 Rec Date: 10/28/2014 Prior Rec Date: 11/18/1999 Bath(F/H): 2 /  
 Sale Date: 09/25/2014 Prior Sale Date: 09/23/1999 Yr Built/Eff: 1905 / 1920  
 Sale Price: \$620,000 Prior Sale Price: \$185,000 Air Cond: YES  
 Sale Type: FULL Prior Sale Type: FULL Style: /  
 Document #: 1135594 Acres: 0.17 Fireplace: /  
 1st Mtg Amt: \$496,000 Lot Area: 7,267 Pool:  
 Total Value: \$231,937 # of Stories: Roof Mat:  
 Land Use: DUPLEX Park Area/Cap#: / Parking: SHINGLE  
 GARAGE

# EXHIBIT D

ASSIGNED INSPECTOR: JAMES ABREU

Date: December 16, 2014

JOB ADDRESS: 13259 WEST MERCER STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2535-013-009

CASE#: 509676

ORDER NO: A-3312042

EFFECTIVE DATE OF ORDER TO COMPLY: August 19, 2013

COMPLIANCE EXPECTED DATE: September 18, 2013

DATE COMPLIANCE OBTAINED: October 18, 2013

---

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-3312042



