

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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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

February 19, 2015

Council District: # 7

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

JOB ADDRESS: **14811 WEST MACLAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2664-017-039**

On November 24, 2011, 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: **14811 West Maclay 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.

Following the Department's investigation an order or orders to comply were issued to the property owner and all interested parties. Pursuant to Section 98.0411(a) the order warned that "a proposed noncompliance fee may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or slight modification is filed within 15 days after the compliance date." The owners failed to comply within the time prescribed by ordinance. The Department imposed non-compliance fee as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	875.00
Accumulated Interest (1%/month)	497.06
Title Report fee	42.00
Grand Total	\$ 1,964.06

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 **\$1,964.06** 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 **\$1,964.06** on the referenced property. A copy of the title report which includes a full legal description of the property is attached as Exhibit A. A list of all the names and addresses of owners and all interested parties entitled to notice is included (Exhibit B). Also attached is a report which includes the current fair market value of the property including all encumbrances of record on the property as of the date of the report (Exhibit C).

DEPARTMENT OF BUILDING AND SAFETY


Steve Ongele
Chief, Resource Management Bureau

ATTEST: HOLLY WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T10708
Dated as of: 08/13/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2664-017-039

Property Address: 14811 W MACLAY ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: RAYMUNDO CORTEZ AND GUILLERMINA CORTEZ, WHO ACQUIRED TITLE AS GUILLERMINA CORTEZ MONTERROSO, HUSBAND AND WIFE AS JOINT TENANTS

Grantee: RAYMUNDO CORTEZ AND GUILLERMINA CORTEZ, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 20070694104

Book/Page: N/A

Dated: 03/21/2007

Recorded: 03/26/2007

MAILING ADDRESS: RAYMUNDO CORTEZ AND GUILLERMINA CORTEZ
14811 MACLAY STREET, SAN FERNANDO, CA 91345

SCHEDULE B

LEGAL DESCRIPTION

LOT 29 OF TRACT NO. 16456, IN THE CITY OF SAN FERNANDO, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 431, PAGE(S) 19, OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: RAYMUNDO CORTEZ AND GUILLERMINA CORTEZ, HUSBAND AND WIFE

Lender/Beneficiary: MERS AS NOMINEE FOR SIERRA PACIFIC MORTGAGE COMPANY, INC.

Trustee: GREENHEAD INVESTMENTS, INC., A CALIFORNIA CORPORATION

Instrument: 20070694105

Book/Page: N/A

Amount: \$428,000.00

Open Ended: NO

Dated: 03/16/2007

Recorded: 03/26/2007

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

Work Order No.

SCHEDULE B (Continued)

Maturity Date: 04/01/2037

MAILING ADDRESS: ALAN NGUYEN, SIERRA PACIFIC MORTGAGE, 3158 RED HILL AVE., COSTA MESA, CA 92626

MAILING ADDRESS: MIP INSURING DEPARTMENT, SIERRA PACIFIC MORTGAGE, 50 IRON POINT CIRCLE, STE 200, FOLSOM, CA 95630

MAILING ADDRESS: SIERRA PACIFIC MORTGAGE COMPANY, INC., 50 IRON POINT CIRCLE, STE 200, FOLSOM, CA 95630

MAILING ADDRESS: ("MERS") MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., P.O. BOX 2026, FLINT, MICHIGAN, 48501-2026

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 04/20/2012, RECORDED 05/04/2012 AS INSTRUMENT NO. 20120670648.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY, FINANCIAL SERVICES DIVISION, 201 N. FIGUEROA ST., 9TH FLOOR, LOS ANGELES, CA 90012

MAILING ADDRESS: CORTEZ RAYMUNDO AND GUILLERMINA, 14811 MACLAY ST., SAN FERNANDO CA, 91345

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RECORDING REQUESTED BY:

Alliance Title Company
Escrow No. AOE1018-FBA1
Title Order No. 85121

03/28/07



20070694104

When Recorded Mail Document To:

Raymundo Cortez
14811 Maclay Street
San Fernando, CA 91345

APN 2664-017-039

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s)

Documentary transfer tax is \$ 0.00 \$ 0.00

This conveyance confirms a name change only and the grantor and grantee remain the same.

- computed on full value of property conveyed, or
- computed on full value less value of liens or encumbrances remaining at time of sale,
- Unincorporated Area City of San Fernando

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Raymundo Cortez and Guillermina Cortez, who acquired title as Guillermina Cortez Monterroso, Husband and Wife as Joint Tenants

"This conveyance confirms a change of name, and the grantor and grantee are the same party, R & T 11911."

hereby GRANT(S) to

Raymundo Cortez and Guillermina Cortez, Husband and Wife as Joint Tenants

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

Lot 29 of Tract No. 16456, in the City of San Fernando, County of Los Angeles, State of California, as per Map recorded in Book 431, Pages(s) 19, of Maps, in the Office of the County Recorder of said County.

DATED 3/21/2007

[Signature]
Raymundo Cortez

[Signature]
Guillermina Cortez

STATE OF CALIFORNIA

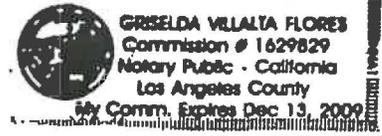
COUNTY OF Los Angeles

ON March 16, 2007

before me,

Griselda Villalta - Flores Notary Public
personally appeared Raymundo Cortez and Guillermina Cortez

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



Witness my hand and official seal

Signature: *[Signature]*

RECORDING REQUESTED BY
ALLIANCE TITLE COMPANY

2

Recording Requested By:

ALAN NGUYEN
SIERRA PACIFIC MORTGAGE
3158 RED HILL AVE.,
COSTA MESA, CA 92626
714-689-9757



20070694105

After Recording Mail To:

MIP INSURING DEPARTMENT
SIERRA PACIFIC MORTGAGE
50 IRON POINT CIRCLE, STE 200
FOLSOM, CA 95630
916-932-1700

85121

2664-017-039

[Space Above This Line For Recording Data]

Loan No: 0000464054

Assessor's Identification No. 2664-017-039

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DEED OF TRUST

MIN: 1000703-0000464054-3

DEFINITIONS

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

(A) "Security Instrument" means this document, which is dated MARCH 16, 2007 together with all Riders to this document.

(B) "Borrower" is RAYMUNDO CORTEZ and GUILLERMINA CORTEZ, HUSBAND AND WIFE

Borrower is the trustor under this Security Instrument.

(C) "Lender" is SIERRA PACIFIC MORTGAGE COMPANY, INC.

Lender is a CORPORATION organized and existing under the laws of CALIFORNIA
Lender's address is 50 IRON POINT CIRCLE, STE 200, FOLSOM, CA 95630

(D) "Trustee" is GREENHEAD INVESTMENTS, INC., A CALIFORNIA CORPORATION

(E) "MERS" is Mortgage Electronic Registration Systems, Inc. MERS is a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. MERS is the beneficiary under this Security Instrument. MERS is organized and existing under the laws of Delaware, and has an address and telephone number of P. O. Box 2026, Flint, Michigan 48501-2026, tel. (888) 679-MERS.

(F) "Note" means the promissory note signed by Borrower and dated MARCH 16, 2007

The Note states that Borrower owes Lender

FOUR HUNDRED TWENTY-EIGHT THOUSAND and NO/100----- Dollars
(U.S. \$ 428,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than APRIL 1, 2037

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

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

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

- Adjustable Rate Rider
- Balloon Rider
- 1-4 Family Rider
- V. A. Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(J) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

(K) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

(L) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(M) "Escrow Items" means those items that are described in Section 3.

(N) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 5) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property, (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(O) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(P) "Periodic Payment" means the regularly scheduled amount due for (i) principal and interest under the Note, plus (ii) any amounts under Section 3 of this Security Instrument.

(Q) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(R) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument

Loan No: 0000464054

CALIFORNIA--Single Family--Fannie Mae/Freddie Mac UNIFORM INSTRUMENT with MERS Form 3005
DRAW MERS.CA.CVL.DT.2 WPF (0101DOCS\DEEDS\CVL\CA_MERS CVL)

1/01

(page 2 of 13 pages)

07 0694105

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


RAYMUNDO CORTEZ

(Seal)
-Borrower


GUILLERMINA CORTEZ

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

(Seal)
-Borrower

Loan No: 0000464054

STATE OF CALIFORNIA

Los Angeles, County ss:

On March 16, 2007
personally appeared

before me, Griseida Villalta-Flores, notary public,

Raymundo Cortez and Guillermina Cortez

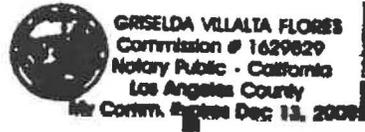
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s)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

WITNESS my hand and official seal.

(This area for official notarial seal)


(Seal)

Commission Number. 1629829
My Commission Expires December 13, 2009



07 0694105



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Government Code 27361.7

I Certify under penalty of perjury that the Notary seal on the Document to which this statement is attached reads as follows:

Name of the Notary: Griselda Villalta Flores

Commission Number: 162 9829

Expiration Date: Dec 13, 2009 _____

Vendor Number: NNA1

County where bond is filed: Los Angeles _____

By: [Signature]

Date: 3 21 07 _____

07 0694105

RECORDING REQUESTED BY:
CITY OF LOS ANGELES

WHEN RECORDED MAIL TO:

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



SPACE ABOVE THIS LINE FOR RECORDER'S USE

NOTICE OF PENDING LIEN

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

For further information regarding this notice and the status of Department proceedings, please contact Nancy Truong of the Department of Building and Safety between 9:00 a.m. and 11:00 a.m., Monday through Friday. (Invoice No. 5389722)

Telephone Number: (213) 482-6890

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

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

TR 16456 29 M B 431-19

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

APN 2664-017-039
AKA 14811 W MACLAY ST
LOS ANGELES

Owner:

CORTEZ RAYMUNDO AND GUILLERMINA
14811 MACLAY ST
SAN FERNANDO CA, 91345

DATED: This 20th Day of April, 2012

CITY OF LOS ANGELES

By Steve Ongele

Steve Ongele, Bureau Chief
Resource Management Bureau

EXHIBIT B

ASSIGNED INSPECTOR: JOHN HAMILTON

Date: February 19, 2015

JOB ADDRESS: 14811 WEST MACLAY STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 2664-017-039

Last Full Title: 08/13/2014

Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

- 1). RAYMUNDO AND GUILLERMINA CORTEZ
14811 MACLAY STREET
SAN FERNANDO, CA 91345 CAPACITY: OWNERS

- 2). ALAN NGUYEN
SIERRA PACIFIC MORTGAGE
3158 RED HILL AVE.
COSTA MESA, CA 92626 CAPACITY: INTERESTED PARTIES

- 3). MIP INSURING DEPT.
SIERRA PACIFIC MORTGAGE
50 IRON POINT CIRCLE, SUITE 200
FOLSOM, CA 95630 CAPACITY: INTERESTED PARTIES

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

Property Detail Report

For Property Located At :
14811 MACLAY ST, SAN FERNANDO, CA 91345-1717



Owner Information

Owner Name: **CORTEZ RAYMUNDO & GUILLERMINA**
 Mailing Address: **14811 MACLAY ST, SAN FERNANDO CA 91345-1717 C062**
 Vesting Codes: **HW // JT**

Location Information

Legal Description:	TRACT # 16456 LOT 29	APN:	2664-017-039
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1091.00 / 2	Subdivision:	16456
Township-Range-Sect:		Map Reference:	8-D1 / 501-J2
Legal Book/Page:	431-19	Tract #:	16456
Legal Lot:	29	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	MHS	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	03/26/2007 / 03/21/2007	Deed Type:	GRANT DEED
Sale Price:		1st Mtg Document #:	694105
Document #:	694104		

Last Market Sale Information

Recording/Sale Date:	03/23/2001 / 02/22/2001	1st Mtg Amount/Type:	\$175,655 / CONV
Sale Price:	\$185,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	473733
Document #:	473732	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$157.98
New Construction:		Multi/Split Sale:	
Title Company:	CHICAGO TITLE CO.		
Lender:	BANK OF AMERICA		
Seller Name:	FIRST UNION NATIONAL BANK		

Prior Sale Information

Prior Rec/Sale Date:	08/24/1984 /	Prior Lender:	/
Prior Sale Price:	\$70,000	Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	1023305	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,171	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1952 / 1952	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	
			SHINGLE		
Other Improvements:	FENCE;FENCED YARD;SHED				

Site Information

Zoning:	LAR1	Acres:	0.17	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	7,560	Lot Width/Depth:	62 x 123	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$227,396	Assessed Year:	2014	Property Tax:	\$2,842.02
Land Value:	\$144,182	Improved %:	37%	Tax Area:	16
Improvement Value:	\$83,214	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$220,396				

Comparable Summary

For Property Located At



14811 MACLAY ST, SAN FERNANDO, CA 91345-1717

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	\$185,000	\$130,000	\$1,200,000	\$449,450
Bldg/Living Area	1,171	1,000	1,288	1,146
Price/Sqft	\$157.98	\$115.15	\$1,200.00	\$396.25
Year Built	1952	1911	1958	1943
Lot Area	7,560	3,504	221,054	17,272
Bedrooms	3	1	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$227,396	\$21,551	\$500,000	\$220,868
Distance From Subject	0.00	1.60	43.14	19.08

*= user supplied for search only

<input checked="" type="checkbox"/>	#	F	Address	Sale Price	Yr Bilt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property											
			14811 MACLAY ST	\$185,000	1952	3	2	03/23/2001	1,171	7,560	0.0
Comparables											
<input checked="" type="checkbox"/>	1		15754 TUBA ST	\$330,000	1958	3	2	12/29/2014	1,168	8,617	1.6
<input checked="" type="checkbox"/>	2		1818 WALNUT AVE	\$360,000	1946	3	1	12/26/2014	1,082	14,084	33.52
<input checked="" type="checkbox"/>	3		2729 S HARCOURT AVE	\$435,000	1923	3	2	12/24/2014	1,188	5,202	17.86
<input checked="" type="checkbox"/>	4		1410 GRANDVIEW AVE	\$660,000	1936	3	1	12/29/2014	1,200	6,073	12.28
<input checked="" type="checkbox"/>	5		7359 WISH AVE	\$410,000	1950	3	1	12/26/2014	1,093	6,451	5.58
<input checked="" type="checkbox"/>	6		7107 ANDASOL AVE	\$480,000	1951	3	1	12/26/2014	1,156	8,280	6.02
<input checked="" type="checkbox"/>	7		5906 ERNEST AVE	\$560,000	1936	3	1	12/26/2014	1,288	4,997	17.07
<input checked="" type="checkbox"/>	8		516 MERIDIAN TER	\$555,000	1911	3	1	12/24/2014	1,086	4,597	18.56
<input checked="" type="checkbox"/>	9		16150 SIGMAN ST	\$250,000	1955	3	2	12/29/2014	1,138	6,573	34.21
<input checked="" type="checkbox"/>	10		7146 RANCHITO AVE	\$352,000	1948	1	1	12/29/2014	1,127	8,523	5.14
<input checked="" type="checkbox"/>	11		1231 OLYMPUS AVE	\$410,000	1955	3	2	12/26/2014	1,127	6,087	33.59
<input checked="" type="checkbox"/>	12		14437 GREENLEAF ST	\$736,000	1927	2	2	09/05/2014	1,230	6,807	8.63
<input checked="" type="checkbox"/>	13		11730 STRATHERN ST	\$385,000	1954	2	2	12/26/2014	1,165	6,150	5.48
<input checked="" type="checkbox"/>	14		2749 SAN FRANCISCO AVE	\$371,000	1946	3	2	12/29/2014	1,176	3,504	35.26
<input checked="" type="checkbox"/>	15		676 MAYFAIR AVE	\$285,000	1956	3	2	12/29/2014	1,147	6,307	43.14
<input checked="" type="checkbox"/>	16		1865 W 39TH ST	\$330,000	1923	3	1	12/18/2014	1,140	5,202	19.54
<input checked="" type="checkbox"/>	17		48761 110TH ST W	\$130,000	1956	2	1	12/30/2014	1,129	221,054	34.98
<input checked="" type="checkbox"/>	18		4486 SHASTA PL	\$385,000	1954	3	1	12/18/2014	1,024	4,987	27.09
<input checked="" type="checkbox"/>	19		8445 WAKEFIELD AVE	\$365,000	1949	3	2	09/09/2014	1,266	6,443	3.43
<input checked="" type="checkbox"/>	20		723 PIER AVE	\$1,200,000	1938	2	1	09/11/2014	1,000	5,502	18.63

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

14811 MACLAY ST, SAN FERNANDO, CA 91345-1717**20 Comparable(s) Selected.**

Report Date: 02/17/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$185,000	\$130,000	\$1,200,000	\$449,450
Bldg/Living Area	1,171	1,000	1,288	1,146
Price/Sqft	\$157.98	\$115.15	\$1,200.00	\$396.25
Year Built	1952	1911	1958	1943
Lot Area	7,560	3,504	221,054	17,272
Bedrooms	3	1	3	3
Bathrooms/Restrooms	2	1	2	1
Stories	1.00	1.00	1.00	1.00
Total Value	\$227,396	\$21,551	\$500,000	\$220,868
Distance From Subject	0.00	1.60	43.14	19.08

* = user supplied for search only

Comp #:1 Distance From Subject:1.6 (miles)
 Address: **15754 TUBA ST, NORTH HILLS, CA 91343-1528**
 Owner Name: **ALAJAJYAN SARKIS**
 Seller Name: **ZADIKIAN MARIE K**
 APN: **2661-017-001** Map Reference: **8-B3 / 501-G4** Living Area: **1,168**
 County: **LOS ANGELES, CA** Census Tract: **1098.00** Total Rooms: **5**
 Subdivision: **22382** Zoning: **LARS** Bedrooms: **3**
 Rec Date: **12/29/2014** Prior Rec Date: **07/11/2003** Bath(F/H): **2 /**
 Sale Date: **12/16/2014** Prior Sale Date: **06/19/2003** Yr Built/Eff: **1958 / 1965**
 Sale Price: **\$330,000** Prior Sale Price: **\$315,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1412484** Acres: **0.20** Fireplace: **/**
 1st Mtg Amt: Lot Area: **8,617** Pool:
 Total Value: **\$365,336** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:2 Distance From Subject:33.52 (miles)
 Address: **1818 WALNUT AVE, LA PUENTE, CA 91744-1261**
 Owner Name: **LEE KAN C/YE SONGLAN**
 Seller Name: **HENRY MARY L TRUST**
 APN: **8489-011-002** Map Reference: **92-B3 / 638-F3** Living Area: **1,082**
 County: **LOS ANGELES, CA** Census Tract: **4066.02** Total Rooms: **5**
 Subdivision: **E J BALDWINS** Zoning: **LCA11L** Bedrooms: **3**
 Rec Date: **12/26/2014** Prior Rec Date: **11/19/1997** Bath(F/H): **1 /**
 Sale Date: **11/04/2014** Prior Sale Date: **11/05/1997** Yr Built/Eff: **1946 / 1947**
 Sale Price: **\$360,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **1410282** Acres: **0.32** Fireplace: **Y / 1**
 1st Mtg Amt: **\$216,000** Lot Area: **14,084** Pool:
 Total Value: **\$42,347** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 3** Parking: **PARKING AVAIL**

Comp #:3 Distance From Subject:17.86 (miles)
 Address: **2729 S HARCOURT AVE, LOS ANGELES, CA 90016-2828**
 Owner Name: **BARNES JESSICA**
 Seller Name: **TRISTAR PROPERTY INVESTMENTS L**
 APN: **5057-014-023** Map Reference: **43-A5 / 633-D7** Living Area: **1,188**
 County: **LOS ANGELES, CA** Census Tract: **2197.00** Total Rooms: **6**
 Subdivision: **1601** Zoning: **LAR2** Bedrooms: **3**
 Rec Date: **12/24/2014** Prior Rec Date: **06/02/2014** Bath(F/H): **2 /**
 Sale Date: **12/08/2014** Prior Sale Date: **05/15/2014** Yr Built/Eff: **1923 / 1923**
 Sale Price: **\$435,000** Prior Sale Price: **\$180,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1403470** Acres: **0.12** Fireplace: **/**
 1st Mtg Amt: **\$413,250** Lot Area: **5,202** Pool:
 Total Value: **\$29,548** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:4 Distance From Subject:12.28 (miles)
 Address: **1410 GRANDVIEW AVE, GLENDALE, CA 91201-1418**
 Owner Name: **JUST SAMUEL A & DANIELLE C**
 Seller Name: **EDINCHIKYAN KAZAROS & NARINE**
 APN: **5628-006-038** Map Reference: **25-A1 / 564-B1** Living Area: **1,200**
 County: **LOS ANGELES, CA** Census Tract: **3012.05** Total Rooms: **6**
 Subdivision: Zoning: **GLR1*** Bedrooms: **3**
 Rec Date: **12/29/2014** Prior Rec Date: **08/28/2013** Bath(F/H): **1 /**
 Sale Date: **12/19/2014** Prior Sale Date: **08/23/2013** Yr Built/Eff: **1936 / 1936**
 Sale Price: **\$660,000** Prior Sale Price: **\$500,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1411590** Acres: **0.14** Fireplace: **Y / 1**
 1st Mtg Amt: **\$417,001** Lot Area: **6,073** Pool:
 Total Value: **\$500,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:5 Distance From Subject:5.58 (miles)
 Address: 7359 WISH AVE, VAN NUYS, CA 91406-2532
 Owner Name: GARCIA JESSICA A
 Seller Name: JACOBSON ROSE S
 APN: 2227-013-016 Map Reference: 14-E3 / 531-C4 Living Area: 1,093
 County: LOS ANGELES, CA Census Tract: 1319.00 Total Rooms: 5
 Subdivision: 15577 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/26/2014 Prior Rec Date: 05/21/1999 Bath(F/H): 1 /
 Sale Date: 12/22/2014 Prior Sale Date: 05/17/1999 Yr Built/Eff: 1950 / 1950
 Sale Price: \$410,000 Prior Sale Price: \$140,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1409035 Acres: 0.15 Fireplace: /
 1st Mtg Amt: \$260,000 Lot Area: 6,451 Pool:
 Total Value: \$213,135 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE
 PARKING AVAIL

Comp #:6 Distance From Subject:6.02 (miles)
 Address: 7107 ANDASOL AVE, VAN NUYS, CA 91406-3541
 Owner Name: PAYAB NICOL & STEPHANIE
 Seller Name: TUMINELLO PATRICK
 APN: 2228-028-012 Map Reference: 14-E4 / 531-B5 Living Area: 1,156
 County: LOS ANGELES, CA Census Tract: 1320.02 Total Rooms: 5
 Subdivision: 14935 Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/26/2014 Prior Rec Date: 10/12/1976 Bath(F/H): 1 /
 Sale Date: 12/22/2014 Prior Sale Date: Yr Built/Eff: 1951 / 1951
 Sale Price: \$480,000 Prior Sale Price: \$48,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1406398 Acres: 0.19 Fireplace: Y / 1
 1st Mtg Amt: \$360,000 Lot Area: 8,280 Pool:
 Total Value: \$270,416 # of Stories: 1.00 Roof Mat: WOOD SHAKE
 Land Use: SFR Park Area/Cap#: / 2 Parking: ATTACHED
 GARAGE

Comp #:7 Distance From Subject:17.07 (miles)
 Address: 5906 ERNEST AVE, LOS ANGELES, CA 90034-2210
 Owner Name: SRIVIJITAKAR KENNETH
 Seller Name: LOPORTO DANIEL V TRUST
 APN: 5065-018-002 Map Reference: 42-E5 / 633-A6 Living Area: 1,288
 County: LOS ANGELES, CA Census Tract: 2702.00 Total Rooms: 6
 Subdivision: 6256 Zoning: LARD2 Bedrooms: 3
 Rec Date: 12/26/2014 Prior Rec Date: 06/21/1988 Bath(F/H): 1 /
 Sale Date: 11/24/2014 Prior Sale Date: 04/1988 Yr Built/Eff: 1936 / 1936
 Sale Price: \$560,000 Prior Sale Price: \$134,500 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: SPANISH
 Document #: 1408071 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$400,000 Lot Area: 4,997 Pool:
 Total Value: \$209,990 # of Stories: 1.00 Roof Mat: ROLL
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION
 PARKING AVAIL

Comp #:8 Distance From Subject:18.56 (miles)
 Address: 516 MERIDIAN TER, LOS ANGELES, CA 90042-2118
 Owner Name: WU AN-MIN/KATHURIAM DEEPANSH
 Seller Name: TRIMAR PROPERTIES LLC
 APN: 5486-012-016 Map Reference: 36-C1 / 595-D1 Living Area: 1,086
 County: LOS ANGELES, CA Census Tract: 1832.20 Total Rooms: 6
 Subdivision: PIRCH SYNDICATE TR Zoning: LAR1 Bedrooms: 3
 Rec Date: 12/24/2014 Prior Rec Date: 08/01/2014 Bath(F/H): 1 /
 Sale Date: 12/03/2014 Prior Sale Date: 07/24/2014 Yr Built/Eff: 1911 / 1915
 Sale Price: \$555,000 Prior Sale Price: \$450,000 Air Cond:
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL
 Document #: 1403604 Acres: 0.11 Fireplace: Y / 1
 1st Mtg Amt: \$443,920 Lot Area: 4,597 Pool:
 Total Value: \$21,551 # of Stories: 1.00 Roof Mat: COMPOSITION
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE
 PARKING AVAIL

Comp #:**9** Distance From Subject:**34.21 (miles)**
 Address: **16150 SIGMAN ST, HACIENDA HEIGHTS, CA 91745-3656**
 Owner Name: **PENG OUDI H & YU-LIU K**
 Seller Name: **DONG CHARLES**
 APN: **8243-015-005** Map Reference: **85-F2 / 678-D3** Living Area: **1,138**
 County: **LOS ANGELES, CA** Census Tract: **4086.31** Total Rooms: **5**
 Subdivision: **18859** Zoning: **LCR106** Bedrooms: **3**
 Rec Date: **12/29/2014** Prior Rec Date: **11/23/1993** Bath(F/H): **2 /**
 Sale Date: **12/23/2014** Prior Sale Date: **1955 / 1955** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$250,000** Prior Sale Price: **\$110,000** Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1412736** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **Lot Area: 6,573** Pool: **COMPOSITION SHINGLE**
 Total Value: **\$152,500** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**10** Distance From Subject:**5.14 (miles)**
 Address: **7146 RANCHITO AVE, VAN NUYS, CA 91405-3337**
 Owner Name: **VOLK ALEXANDER/KOZINA NELLI**
 Seller Name: **AYVAZYAN LAERT**
 APN: **2216-032-021** Map Reference: **15-E3 / 532-B5** Living Area: **1,127**
 County: **LOS ANGELES, CA** Census Tract: **1279.20** Total Rooms: **4**
 Subdivision: **1000** Zoning: **LAR1** Bedrooms: **1**
 Rec Date: **12/29/2014** Prior Rec Date: **09/05/2014** Bath(F/H): **1 /**
 Sale Date: **12/16/2014** Prior Sale Date: **09/02/2014** Yr Built/Eff: **1948 / 1949**
 Sale Price: **\$352,000** Prior Sale Price: **\$315,000** Air Cond: **CONVENTIONAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1412384** Acres: **0.20** Fireplace: **Y / 1**
 1st Mtg Amt: **Lot Area: 8,523** Pool: **COMPOSITION SHINGLE**
 Total Value: **\$380,000** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**11** Distance From Subject:**33.59 (miles)**
 Address: **1231 OLYMPUS AVE, HACIENDA HEIGHTS, CA 91745-2224**
 Owner Name: **CHEUNG TAK Y**
 Seller Name: **TUTUTI EFRAIN & SONDR**
 APN: **8245-015-018** Map Reference: **85-E1 / 678-C2** Living Area: **1,127**
 County: **LOS ANGELES, CA** Census Tract: **4086.30** Total Rooms: **5**
 Subdivision: **16494** Zoning: **LCR106** Bedrooms: **3**
 Rec Date: **12/26/2014** Prior Rec Date: **07/06/2012** Bath(F/H): **2 /**
 Sale Date: **12/05/2014** Prior Sale Date: **05/30/2012** Yr Built/Eff: **1955 / 1955**
 Sale Price: **\$410,000** Prior Sale Price: **\$335,000** Air Cond: **EVAP COOLER**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1406989** Acres: **0.14** Fireplace: **/**
 1st Mtg Amt: **Lot Area: 6,087** Pool: **WOOD SHAKE**
 Total Value: **\$336,520** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**12** Distance From Subject:**8.63 (miles)**
 Address: **14437 GREENLEAF ST, SHERMAN OAKS, CA 91423-4015**
 Owner Name: **WALNUT ACRES 26 LLC**
 Seller Name: **FINN RAYMOND S**
 APN: **2266-007-009** Map Reference: **22-D4 / 562-A5** Living Area: **1,230**
 County: **LOS ANGELES, CA** Census Tract: **1412.02** Total Rooms: **5**
 Subdivision: **5822** Zoning: **LAR1** Bedrooms: **2**
 Rec Date: **09/05/2014** Prior Rec Date: **1927 / 1932** Bath(F/H): **2 /**
 Sale Date: **09/02/2014** Prior Sale Date: **1927 / 1932** Yr Built/Eff: **1927 / 1932**
 Sale Price: **\$736,000** Prior Sale Price: **Central** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **CONVENTIONAL** Style: **CONVENTIONAL**
 Document #: **934592** Acres: **0.16** Fireplace: **Y / 1**
 1st Mtg Amt: **Lot Area: 6,807** Pool: **COMPOSITION SHINGLE**
 Total Value: **\$85,958** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:13
 Address: 11730 STRATHERN ST, NORTH HOLLYWOOD, CA 91605-1502
 Owner Name: OVASAPYAN ALENUSH
 Seller Name: RICHARDS GABRIELA
 APN: 2310-024-041
 County: LOS ANGELES, CA
 Subdivision: 4234
 Rec Date: 12/26/2014
 Sale Date: 11/21/2014
 Sale Price: \$385,000
 Sale Type: FULL
 Document #: 1407272
 1st Mtg Amt: \$308,000
 Total Value: \$300,000
 Land Use: SFR

Map Reference: 16-C2 / 532-H2
 Census Tract: 1218.02
 Zoning: LAR1
 Prior Rec Date: 11/07/2013
 Prior Sale Date: 10/25/2013
 Prior Sale Price: \$300,000
 Prior Sale Type: FULL
 Acres: 0.14
 Lot Area: 6,150
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:5.48 (miles)
 Living Area: 1,165
 Total Rooms: 5
 Bedrooms: 2
 Bath(F/H): 2 /
 Yr Built/Eff: 1954 / 1954
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:14
 Address: 2749 SAN FRANCISCO AVE, LONG BEACH, CA 90806-2549
 Owner Name: GREEN TERRY L/SAUNDERS-GREEN DEENA L
 Seller Name: FEDERAL NATL MTG ASSN FNMA
 APN: 7201-015-015
 County: LOS ANGELES, CA
 Subdivision: PICO HEIGHTS
 Rec Date: 12/29/2014
 Sale Date: 12/04/2014
 Sale Price: \$371,000
 Sale Type: FULL
 Document #: 1414603
 1st Mtg Amt: \$296,560
 Total Value: \$328,483
 Land Use: SFR

Map Reference: 75-B1 / 795-C2
 Census Tract: 5722.02
 Zoning: LBR1N
 Prior Rec Date: 06/03/2003
 Prior Sale Date: 04/14/2003
 Prior Sale Price: \$145,000
 Prior Sale Type: FULL
 Acres: 0.08
 Lot Area: 3,504
 # of Stories: 1.00
 Park Area/Cap#: / 2

Distance From Subject:35.26 (miles)
 Living Area: 1,176
 Total Rooms: 4
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1946 / 1963
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:15
 Address: 676 MAYFAIR AVE, POMONA, CA 91766-5163
 Owner Name: BERNI JOANNA M
 Seller Name: BONILLA MARCO A
 APN: 8344-038-008
 County: LOS ANGELES, CA
 Subdivision: 20653
 Rec Date: 12/29/2014
 Sale Date: 11/01/2014
 Sale Price: \$285,000
 Sale Type: FULL
 Document #: 1412135
 1st Mtg Amt: \$270,750
 Total Value: \$261,279
 Land Use: SFR

Map Reference: 94-E5 / 640-J4
 Census Tract: 4030.00
 Zoning: POR16000*
 Prior Rec Date: 08/13/2010
 Prior Sale Date: 07/15/2010
 Prior Sale Price: \$250,000
 Prior Sale Type: FULL
 Acres: 0.14
 Lot Area: 6,307
 # of Stories: 1.00
 Park Area/Cap#: / 1

Distance From Subject:43.14 (miles)
 Living Area: 1,147
 Total Rooms: 5
 Bedrooms: 3
 Bath(F/H): 2 /
 Yr Built/Eff: 1956 / 1956
 Air Cond:
 Style: CONVENTIONAL
 Fireplace: /
 Pool: POOL
 Roof Mat: GRAVEL & ROCK
 Parking: PARKING AVAIL

Comp #:16
 Address: 1865 W 39TH ST, LOS ANGELES, CA 90062-1021
 Owner Name: IH5 PROPERTY WEST LP
 Seller Name: BUGARIN ARTURO L
 APN: 5035-022-017
 County: LOS ANGELES, CA
 Subdivision: 1507
 Rec Date: 12/18/2014
 Sale Date: 11/18/2014
 Sale Price: \$330,000
 Sale Type: FULL
 Document #: 1377483
 1st Mtg Amt:
 Total Value: \$229,904
 Land Use: SFR

Map Reference: 51-D1 / 673-G2
 Census Tract: 2314.00
 Zoning: LAR1
 Prior Rec Date: 04/16/1997
 Prior Sale Date:
 Prior Sale Price: \$135,000
 Prior Sale Type: FULL
 Acres: 0.12
 Lot Area: 5,202
 # of Stories: 1.00
 Park Area/Cap#: / 1

Distance From Subject:19.54 (miles)
 Living Area: 1,140
 Total Rooms:
 Bedrooms: 3
 Bath(F/H): 1 /
 Yr Built/Eff: 1923 / 1923
 Air Cond:
 Style:
 Fireplace: Y / 1
 Pool:
 Roof Mat: COMPOSITION SHINGLE
 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:34.98 (miles)
 Address: **48761 110TH ST W, LANCASTER, CA 93536-9311**
 Owner Name: **BUCHANAN ELWOOD D**
 Seller Name: **FEDERAL NATL MTG ASSN FNMA**
 APN: **3263-006-003** Map Reference: **146-C5 / 3923-E3** Living Area: **1,129**
 County: **LOS ANGELES, CA** Census Tract: **9012.09** Total Rooms:
 Subdivision: Zoning: **LCA22*** Bedrooms: **2**
 Rec Date: **12/30/2014** Prior Rec Date: **08/24/2001** Bath(F/H): **1 /**
 Sale Date: **12/19/2014** Prior Sale Date: **07/13/2001** Yr Built/Eff: **1956 / 1956**
 Sale Price: **\$130,000** Prior Sale Price: **\$127,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **1416623** Acres: **5.07** Fireplace: **/**
 1st Mtg Amt: Lot Area: **221,054** Pool: **POOL**
 Total Value: **\$90,539** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

Comp #:18 Distance From Subject:27.09 (miles)
 Address: **4486 SHASTA PL, EL MONTE, CA 91731-1530**
 Owner Name: **LIM HANK FAMILY TRUST**
 Seller Name: **MEADOWS RONALD E & MARIA T**
 APN: **8576-017-015** Map Reference: **38-D4 / 597-C5** Living Area: **1,024**
 County: **LOS ANGELES, CA** Census Tract: **4323.00** Total Rooms: **5**
 Subdivision: **17232** Zoning: **EMR1YY** Bedrooms: **3**
 Rec Date: **12/18/2014** Prior Rec Date: **12/10/1991** Bath(F/H): **1 /**
 Sale Date: **12/10/2014** Prior Sale Date: **09/1991** Yr Built/Eff: **1954 / 1955**
 Sale Price: **\$385,000** Prior Sale Price: **\$183,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **1377474** Acres: **0.11** Fireplace: **/**
 1st Mtg Amt: **\$170,000** Lot Area: **4,987** Pool:
 Total Value: **\$263,966** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:19 Distance From Subject:3.43 (miles)
 Address: **8445 WAKEFIELD AVE, PANORAMA CITY, CA 91402-3748**
 Owner Name: **DIMOV JENNY K/MKRTCHYAN ANAHIT**
 Seller Name: **LA RE 2008 LLC**
 APN: **2638-024-007** Map Reference: **15-E1 / 532-A1** Living Area: **1,266**
 County: **LOS ANGELES, CA** Census Tract: **1201.04** Total Rooms: **5**
 Subdivision: **15421** Zoning: **LAR1** Bedrooms: **3**
 Rec Date: **09/09/2014** Prior Rec Date: **04/25/2014** Bath(F/H): **2 /**
 Sale Date: **08/08/2014** Prior Sale Date: **04/13/2014** Yr Built/Eff: **1949 / 1960**
 Sale Price: **\$365,000** Prior Sale Price: **\$270,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **945194** Acres: **0.15** Fireplace: **/**
 1st Mtg Amt: **\$273,750** Lot Area: **6,443** Pool:
 Total Value: **\$271,138** # of Stories: **1.00** Roof Mat: **COMPOSITION**
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **SHINGLE PARKING AVAIL**

Comp #:20 Distance From Subject:18.63 (miles)
 Address: **723 PIER AVE, SANTA MONICA, CA 90405-4515**
 Owner Name: **TRIWEST HOMES I LP**
 Seller Name: **BILDERRAIN R J & S M TRUST**
 APN: **4287-030-022** Map Reference: **49-B2 / 671-G4** Living Area: **1,000**
 County: **LOS ANGELES, CA** Census Tract: **7021.02** Total Rooms:
 Subdivision: **OCEAN PARK TR** Zoning: **SMOP2*** Bedrooms: **2**
 Rec Date: **09/11/2014** Prior Rec Date: Bath(F/H): **1 /**
 Sale Date: **08/13/2014** Prior Sale Date: Yr Built/Eff: **1938 / 1938**
 Sale Price: **\$1,200,000** Prior Sale Price: Air Cond:
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **959599** Acres: **0.13** Fireplace: **/**
 1st Mtg Amt: **\$1,020,000** Lot Area: **5,502** Pool:
 Total Value: **\$64,753** # of Stories: Roof Mat:
 Land Use: **SFR** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **JOHN HAMILTON**
JOB ADDRESS: **14811 WEST MACLAY STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2664-017-039**

Date: **February 19, 2015**

CASE#: **429010**
ORDER NO: **A-2874462**

EFFECTIVE DATE OF ORDER TO COMPLY: **October 25, 2011**
COMPLIANCE EXPECTED DATE: **November 24, 2011**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

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

VIOLATIONS:

SEE ATTACHED ORDER # A-2874462

101022320124813

BOARD OF BUILDING AND SAFETY COMMISSIONERS

MARSHA L. BROWN PRESIDENT

HELENA JUBANY VICE-PRESIDENT

VAN AMBATTIELOS VICTOR H. CUEVAS ELENORE A. WILLIAMS

CITY OF LOS ANGELES CALIFORNIA



ANTONIO R. VILLARAIGOSA MAYOR

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

ROBERT R. "Bud" OVROM GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

CORTEZ, RAYMUNDO AND GUILLERMINA 14811 MACLAY ST SAN FERNANDO, CA 91345

CASE #: 429010 ORDER #: A-2874462 EFFECTIVE DATE: October 25, 2011 COMPLIANCE DATE: November 24, 2011

OWNER OF

SITE ADDRESS: 14811 W MACLAY ST ASSESSORS PARCEL NO.: 2664-017-039 ZONE: R1; One-Family Zone

On OCT 19 2011 the undersigned mailed this notice by regular mail, postage prepaid, to the address as shown on the last equalized assessment roll.

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.042] L.A.M.C.

NOTE: FAILURE TO PAY THE C.V.I.F. WITHIN 30 DAYS OF THE INVOICE DATE OF THE BILL NOTED ABOVE WILL RESULT IN A LATE CHARGE OF TWO (2) TIMES THE C.V.I.F. PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF \$1,176.00.

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

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

VIOLATION(S):

- 1. The approximate 20' x 30' carport/patio cover was constructed without the required permits and approvals.

You are therefore ordered to: 1) Demolish and remove all construction work performed without the required permit(s). 2) Restore the existing structure(s) to its originally approved condition, OR 3) Submit plans, obtain the required permits and expose the work for proper inspections.

Code Section(s) in Violation: 91.8105, 91.106.1.1, 91.106.1.2, 91.108.4, 91.106.3.2, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 91.5R106.1.1, 91.5R106.1.2, 91.5R108.4, 91.5R106.3.2, 91.5R103.1, 12.21A.1.(a) of the L.A.M.C.

NON-COMPLIANCE FEE WARNING:

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

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



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

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

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

PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

Whenever any work has been commenced without authorization by a permit or application for inspection; and which violates provisions of Articles 1 through 8 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.), and if no order has been issued by the department or a court of law requiring said work to proceed, a special investigation fee which shall be double the amount charged for an application for inspection, license or permit fee, but not less than \$400.00, shall be collected on each permit, license or application for inspection. Section 98.0402 (a) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9856. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: October 19, 2011

JOHN HAMILTON
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9856


REVIEWED BY