

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 9, 2015

Council District: # 11

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

JOB ADDRESS: **1255 SOUTH FEDERAL AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **4263-013-064**

On March 27, 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: **1255 South Federal Avenue, Los Angeles California**, (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

In addition, pursuant to Section 98.0421, the property owner was issued an order February 25, 2011 to pay a code violation inspection fee after violations were identified and verified upon inspection. The non-compliance and code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Non-Compliance Code Enforcement fee	550.00
Late Charge/Collection fee (250%)	2,215.00
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge Late Fee	50.40
Accumulated Interest (1%/month)	1,494.50
Title Report fee	42.00
Grand Total	\$ 4,708.06

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 **\$4,708.06** 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 **\$4,708.06** 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. T10557
Dated as of: 07/16/2014

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 4263-013-064

Property Address: 1255 S FEDERAL AVE **City:** Los Angeles **County:** Los Angeles

VESTING INFORMATION

Type of Instrument QUITCLAIM DEED

Grantor: ALI HABIBI, AN UNMARRIED MAN

Grantee: ALIREZA HABIBI, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

Instrument: 20070826083

Book/Page: N/A

Dated: 03/28/2007

Recorded: 04/06/2007

MAILING ADDRESS: ALIREZA HABIBI,
1255 FEDERAL AVE., #101, LOS ANGELES, CA 90025.

SCHEDULE B

LEGAL DESCRIPTION

A Condominium Comprised of:

Parcel 1:

An undivided 1/32 interest as a tenant in common in Lot 1, of Tract No. 48288, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 1192 Page(s) 96 and 97 of maps, in the office of the County Recorder of said county, State of California (the "Common Area")

Parcel 2:

Unit No. 101, consisting of certain air space and elements as described in the Condominium Plan above mentioned

Parcel 3:

An exclusive easement appurtenant to parcels one and two for parking purposes, parking spaces P63 and P64 as defined and delineated on said Condominium Plan above mentioned.

Parcel 4:

Nonexclusive easements appurtenant to Parcels One and Two for access, Ingress, aggress, encroachments maintenance, repair, drainage, support and for other purposes, all as described in the declaration.

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. T10557

SCHEDULE B (Continued)

MORTGAGES/LIENS

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: ALI HABIBI, AN UNMARRIED MAN

Lender/Beneficiary: AMERICORP FUNDING

Trustee: FIDELITY NATIONAL TITLE INSURANCE COMPANY.

Instrument: 06/2322003

Book/Page: N/A

Amount: \$435,000.00

Open Ended: NO

Dated: 10/12/2006

Recorded: 10/19/2006

Maturity Date: 11/01/2036.

MAILING ADDRESS: AMERICORP FUNDING,

301 NORTH LAKE AVENUE, #1002, PASADENA, CALIFORNIA 91101.

Type of Instrument MISCELLANEOUS

NOTICE OF PENDING LIEN, DATED 07/13/2011, RECORDED 07/22/2011 AS INSTRUMENT NO.
20110984733.

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

MAILING ADDRESS: HABIBI ALIREZA,

1255 FEDERAL AVENUE #101, LOS ANGELES CA, 90025.

FIDELITY-VAN NUYS

WHEN RECORDED MAIL TO:
AND MAIL TAX STATEMENT TO:
Allreza Habibi
1255 Federal Ave., #101
Los Angeles, CA 90025

04/08/07
20070826083

Parcel No. 4263-013-064

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS ~~S-NONE-~~
 Computed on the consideration or value of property conveyed; OR
 Computed on the consideration or value less liens or encumbrances remaining at the time of sale.
 unincorporated area: X Los Angeles and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, ALI HABIBI, an unmarried man hereby REMISE, RELEASE AND QUITCLAIM to ALIREZA HABIBI, a married man as his sole and separate property the real property in the City of Los Angeles, County of Los Angeles, State of California, described as:

SEE EXHIBIT ONE ATTACHED HERETO FOR FULL LEGAL DESCRIPTION.
(Commonly known as: 1255 Federal Ave., #101, Los Angeles, CA 900025)

THIS IS A BONAFIDE GIFT AND THE GRANTOR RECEIVED NOTHING IN RETURN, R & T 11911.

Dated March 28, 2007

[Signature]
ALI HABIBI

ACCOMODATION
This Document delivered to Recorder
as an accomodation only at the
express request of the parties hereto.
It has not been examined as to
its effect of validity.

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } S.S.

On April 4, 2007, before me, Carol M. Sankovich, a Notary Public in and for said County and State, personally appeared Ali Habibi 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]



2
2
4

FIDELITY-VAN NUYS

After Recording Return To:

AMERICORP FUNDING
301 NORTH LAKE AVENUE, #1002
PASADENA, CALIFORNIA 91101

06 2322003

2

[Space Above This Line For Recording Data]
LOAN NO. 01-20062857

DEED OF TRUST

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 OCTOBER 12, 2006, together with all Riders to this document.
- (B) "Borrower" is ALI HABIBI, AN UNMARRIED MAN

Borrower is the trustor under this Security Instrument.
(C) "Lender" is AMERICORP FUNDING

Lender is A PARTNERSHIP organized and existing under the laws of CALIFORNIA. Lender's address is 301 NORTH LAKE AVENUE, #1002, PASADENA, CALIFORNIA 91101
Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is FIDELITY NATIONAL TITLE INSURANCE COMPANY,

(E) "Note" means the promissory note signed by Borrower and dated OCTOBER 12, 2006
The Note states that Borrower owes Lender FOUR HUNDRED THIRTY-FIVE THOUSAND AND NO/100

Dollars (U.S. \$ 435,000.00) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than NOVEMBER 1, 2036

- (F) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."
- (G) "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.
- (H) "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
- Condominium Rider
- Second Home Rider
- Balloon Rider
- Planned Unit Development Rider
- Other(s) [specify] LEGAL ATTACHED
- 1-4 Family Rider
- Biweekly Payment Rider

(I) "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.

(J) "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.

4263-013-064

98/5/08

19482466

- (K) "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. 3
- (L) "Escrow Items" means those items that are described in Section 3.
- (M) "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.
- (N) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.
- (O) "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.
- (P) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. Section 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.
- (Q) "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.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower irrevocably grants and conveys to Trustee, in trust, with power of sale, the following described property located in the COUNTY of LOS ANGELES

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF *Exhibit "DNE"*

APN #: 4263-013-064
which currently has the address of 1255 FEDERAL AVENUE # 101
LOS ANGELES, California 90025 ("Property Address")
[City] [Street] [Zip Code]

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

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

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

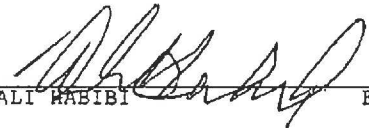
2014/08/01

06 2322003

25. **Statement of Obligation Fee.** Lender may collect a fee not to exceed the maximum amount permitted by Applicable Law for furnishing the statement of obligation as provided by Section 2943 of the Civil Code of California.

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.

12

 (Seal)
 ALI HABIBI Borrower

_____ (Seal)
 Borrower

_____ (Seal)
 Borrower

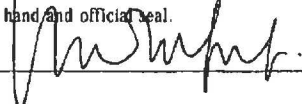
_____ (Seal)
 Borrower

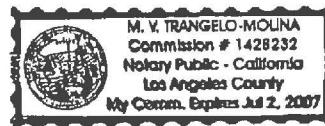
Witness: _____

[Space Below This Line for Acknowledgment]

State of California
 County of Los Angeles
 On 16TH before me M. V. Trangelo-Molina, Notary Public personally appeared ALI HABIBI

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  (Seal)



10/19/08

06 2322003

STATE OF California

13

COUNTY OF Los Angeles

On 10/16/2006 before me, MVTrangelo-Molina, notary public
(Name, Title of Officer)

personally appeared Ali Habibi

personally known to me ~~for 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 of Notary Public)



(This area for notarial seal)

10/19/06

06 2322003

EXHIBIT B

ASSIGNED INSPECTOR: **PEDRO RIVERA**

Date: **February 9, 2015**

JOB ADDRESS: **1255 SOUTH FEDERAL AVENUE, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4263-013-064**

Last Full Title: **07/16/2014**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ALIREZA HABIBI
1255 FEDERAL AVENUE, #101
LOS ANGELES, CA. 90025-3969
CAPACITY: OWNER

- 2). ALIREZA HABIBI
P.O. BOX 396
PACIFIC PALISADES, CA. 90272-0396
CAPACITY: OWNER

- 3). AMERICORP FUNDING
301 NORTH LAKE AVENUE, #1002
PASADENA, CA. 91101
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At:
1255 FEDERAL AVE 101, LOS ANGELES, CA 90025-3969



Owner Information

Owner Name: **HABIBI ALIREZA**
 Mailing Address: **PO BOX 396, PACIFIC PALISADES CA 90272-0396 B007**
 Vesting Codes: **MM // SE**

Location Information

Legal Description:	TR=48288 LOT 1 CONDO UNIT 101	APN:	4263-013-064
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2674.03 / 2	Subdivision:	48288
Township-Range-Sect:		Map Reference:	41-D3 / 631-J4
Legal Book/Page:	119-- 96	Tract #:	48288
Legal Lot:	1	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	WLA	Munic/Township:	
Neighbor Code:			

Owner Transfer Information

Recording/Sale Date:	04/06/2007 / 03/28/2007	Deed Type:	QUIT CLAIM DEED
Sale Price:		1st Mtg Document #:	
Document #:	826083		

Last Market Sale Information

Recording/Sale Date:	10/19/2006 / 10/16/2006	1st Mtg Amount/Type:	\$435,000 / CONV
Sale Price:	\$580,000	1st Mtg Int. Rate/Type:	6.25 / ADJ
Sale Type:	FULL	1st Mtg Document #:	2322003
Document #:	2322002	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$430.91
New Construction:		Multi/Split Sale:	
Title Company:	FIDELITY TITLE		
Lender:	AMERICORP FNDG		
Seller Name:	RAZMY SHERWIN		

Prior Sale Information

Prior Rec/Sale Date:	08/28/2003 / 08/15/2003	Prior Lender:	AMERICAS WHOLESALE LENDER
Prior Sale Price:	\$439,000	Prior 1st Mtg Amt/Type:	\$322,700 / CONV
Prior Doc Number:	2505338	Prior 1st Mtg Rate/Type:	/ FIX
Prior Deed Type:	INDIVIDUAL GRANT DEED		

Property Characteristics

Gross Area:		Parking Type:		Construction:	
Living Area:	1,346	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:		Basement Area:		Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	CENTRAL
Year Built / Eff:	1991 / 1991	Roof Type:		Style:	
Fireplace:	/	Foundation:		Quality:	
# of Stories:		Roof Material:		Condition:	
Other Improvements:					

Site Information

Zoning:	LAR4	Acres:	0.44	County Use:	CONDOMINIUM (010C)
Lot Area:	19,243	Lot Width/Depth:	x	State Use:	
Land Use:	CONDOMINIUM	Res/Comm Units:	33 /	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	\$522,561	Assessed Year:	2014	Property Tax:	\$6,483.83
Land Value:	\$313,537	Improved %:	40%	Tax Area:	67
Improvement Value:	\$209,024	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$522,561				

Comparable Summary

For Property Located At



1255 FEDERAL AVE 101, LOS ANGELES, CA 90025-3969

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	\$580,000	\$505,000	\$800,000	\$676,425
Bldg/Living Area	1,346	1,183	1,525	1,339
Price/Sqft	\$430.91	\$387.84	\$621.58	\$507.40
Year Built	1991	1974	2010	1992
Lot Area	19,243	5,688	45,999	16,829
Bedrooms	3	1	3	2
Bathrooms/Restrooms	3	2	3	3
Stories	0.00	2.00	3.00	2.50
Total Value	\$522,561	\$313,536	\$871,600	\$549,477
Distance From Subject	0.00	0.12	0.39	0.28

*= user supplied for search only

<input checked="" type="checkbox"/>	# F	Address	Sale Price	Yr Blt	Bed	Baths/Restrooms(Full)	Last Recording	Bld/Liv	Lot Area	Dist
Subject Property										
		1255 FEDERAL AVE 101	\$580,000	1991	3	3	10/19/2006	1,346	19,243	0.0
Comparables										
<input checked="" type="checkbox"/>	1	1242 S BARRINGTON AVE 110	\$559,000	1974	1	2	01/09/2015	1,189	45,999	0.12
<input checked="" type="checkbox"/>	2	1262 S BARRINGTON AVE 210	\$586,000	1974	2	2	07/02/2014	1,189	45,999	0.12
<input checked="" type="checkbox"/>	3	11535 ROCHESTER AVE 208	\$660,000	1989	2	3	09/19/2014	1,443	19,560	0.17
<input checked="" type="checkbox"/>	4	11535 ROCHESTER AVE 404	\$624,500	1989	2	3	06/27/2014	1,417	19,560	0.17
<input checked="" type="checkbox"/>	5	11535 ROCHESTER AVE 101	\$653,000	1989	2	3	06/06/2014	1,410	19,560	0.17
<input checked="" type="checkbox"/>	6	11718 GOSHEN AVE 7	\$750,000	1981	2	3	06/06/2014	1,377	14,747	0.22
<input checked="" type="checkbox"/>	7	11718 GOSHEN AVE 6	\$726,000	1981	2	3	08/01/2014	1,183	14,747	0.22
<input checked="" type="checkbox"/>	8	1430 COLBY AVE 304	\$620,000	1988	2	2	06/26/2014	1,189	12,651	0.25
<input checked="" type="checkbox"/>	9	1234 GRANVILLE AVE 5	\$505,000	1984	2	3	05/09/2014	1,266	6,824	0.25
<input checked="" type="checkbox"/>	10	1235 GRANVILLE AVE PH4	\$775,000	2009	3	3	05/22/2014	1,364	13,751	0.27
<input checked="" type="checkbox"/>	11	1271 GRANVILLE AVE 104	\$574,000	1981	2	2	10/20/2014	1,480	18,540	0.28
<input checked="" type="checkbox"/>	12	11525 OHIO AVE 4	\$580,000	1981	2	3	06/25/2014	1,229	5,688	0.32
<input checked="" type="checkbox"/>	13	11848 GOSHEN AVE 102	\$785,000	2000	2	3	09/18/2014	1,478	7,373	0.34
<input checked="" type="checkbox"/>	14	11855 GOSHEN AVE 101	\$800,000	1990	2	3	08/15/2014	1,525	14,704	0.36
<input checked="" type="checkbox"/>	15	11722 OHIO AVE 303	\$703,000	2010	3	3	12/03/2014	1,509	13,702	0.37
<input checked="" type="checkbox"/>	16	11722 OHIO AVE PH6	\$720,000	2010	3	3	12/09/2014	1,441	13,702	0.37
<input checked="" type="checkbox"/>	17	11722 OHIO AVE PH2	\$729,000	2010	3	3	01/06/2015	1,329	13,702	0.37

<input checked="" type="checkbox"/>	18	11722 OHIO AVE 202	\$690,000	2010	3	3	06/30/2014	1,329	13,702	0.37
<input checked="" type="checkbox"/>	19	11838 KIOWA AVE 101	\$749,000	1991	2	2	07/03/2014	1,205	7,377	0.37
<input checked="" type="checkbox"/>	20	1000 GRANVILLE AVE 103	\$740,000	2006	2	3	05/30/2014	1,220	14,699	0.39

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1255 FEDERAL AVE 101, LOS ANGELES, CA 90025-3969**20 Comparable(s) Selected.**

Report Date: 02/05/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$580,000	\$505,000	\$800,000	\$676,425
Bldg/Living Area	1,346	1,183	1,525	1,339
Price/Sqft	\$430.91	\$387.84	\$621.58	\$507.40
Year Built	1991	1974	2010	1992
Lot Area	19,243	5,688	45,999	16,829
Bedrooms	3	1	3	2
Bathrooms/Restrooms	3	2	3	3
Stories	0.00	2.00	3.00	2.50
Total Value	\$522,561	\$313,536	\$871,600	\$549,477
Distance From Subject	0.00	0.12	0.39	0.28

* = user supplied for search only

Comp #:1
 Address: **1242 S BARRINGTON AVE 110, LOS ANGELES, CA 90025-1647**
 Owner Name: **DURALL PIEDAD E S**
 Seller Name: **BROUKHIM EDNA**
 APN: **4263-011-045** Map Reference: **41-C3 / 631-J5** Living Area: **1,189**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms: **1**
 Subdivision: **31410** Zoning: **LAR3** Bedrooms: **1**
 Rec Date: **01/09/2015** Prior Rec Date: **03/09/2012** Bath(F/H): **2 /**
 Sale Date: **12/09/2014** Prior Sale Date: **02/23/2012** Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$559,000** Prior Sale Price: **\$360,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **25861** Acres: **1.06** Fireplace: **/**
 1st Mtg Amt: **\$447,200** Lot Area: **45,999** Pool: **POOL**
 Total Value: **\$368,866** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Distance From Subject:0.12 (miles)

Comp #:2
 Address: **1262 S BARRINGTON AVE 210, LOS ANGELES, CA 90025-1645**
 Owner Name: **THAKKER JAYINI**
 Seller Name: **NOORYANI FARSHED D**
 APN: **4263-011-078** Map Reference: **41-D3 / 631-J5** Living Area: **1,189**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms: **4**
 Subdivision: **31410** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **07/02/2014** Prior Rec Date: **10/06/2010** Bath(F/H): **2 /**
 Sale Date: **06/02/2014** Prior Sale Date: **08/24/2010** Yr Built/Eff: **1974 / 1974**
 Sale Price: **\$586,000** Prior Sale Price: **\$300,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**
 Document #: **682487** Acres: **1.06** Fireplace: **Y / 1**
 1st Mtg Amt: **\$418,000** Lot Area: **45,999** Pool: **SPA**
 Total Value: **\$313,536** # of Stories: **3.00** Roof Mat: **COMPOSITION**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **SHINGLE**
BASEMENT

Distance From Subject:0.12 (miles)

Comp #:3
 Address: **11535 ROCHESTER AVE 208, LOS ANGELES, CA 90025-7814**
 Owner Name: **LYNCH MARK P/FERRAZ IDA**
 Seller Name: **NEWMAN GREGORY J**
 APN: **4263-015-046** Map Reference: **631-J5 / 631-J5** Living Area: **1,443**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms: **1**
 Subdivision: **48926** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **09/19/2014** Prior Rec Date: **10/01/2004** Bath(F/H): **3 /**
 Sale Date: **08/27/2014** Prior Sale Date: **09/29/2004** Yr Built/Eff: **1989 / 1989**
 Sale Price: **\$660,000** Prior Sale Price: **\$585,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **992091** Acres: **0.45** Fireplace: **/**
 1st Mtg Amt: **\$528,000** Lot Area: **19,560** Pool: **/**
 Total Value: **\$665,190** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Distance From Subject:0.17 (miles)

Comp #:4
 Address: **11535 ROCHESTER AVE 404, LOS ANGELES, CA 90025-7816**
 Owner Name: **HAEFNER MATTHEW B & TRACY L**
 Seller Name: **GLASSMAN BETH E**
 APN: **4263-015-058** Map Reference: **631-J5 / 631-J5** Living Area: **1,417**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms: **1**
 Subdivision: **48926** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **06/27/2014** Prior Rec Date: **09/28/2004** Bath(F/H): **3 /**
 Sale Date: **05/07/2014** Prior Sale Date: **09/10/2004** Yr Built/Eff: **1989 / 1989**
 Sale Price: **\$624,500** Prior Sale Price: **\$535,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **/**
 Document #: **669549** Acres: **0.45** Fireplace: **/**
 1st Mtg Amt: **\$468,225** Lot Area: **19,560** Pool: **/**
 Total Value: **\$608,335** # of Stories: **/** Roof Mat: **/**
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking: **/**

Distance From Subject:0.17 (miles)

Comp #:5
 Address: **11535 ROCHESTER AVE 101, LOS ANGELES, CA 90025-7813**
 Owner Name: **MILLER FAMILY TRUST**
 Seller Name: **MIZRAHI HEATHER**
 APN: **4263-015-037** Map Reference: **631-J5 / 631-J5** Living Area: **1,410**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms:
 Subdivision: **48926** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **06/06/2014** Prior Rec Date: **06/03/2005** Bath(F/H): **3 /**
 Sale Date: **05/12/2014** Prior Sale Date: **05/09/2005** Yr Built/Eff: **1989 / 1989**
 Sale Price: **\$653,000** Prior Sale Price: **\$650,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **588441** Acres: **0.45** Fireplace: **/**
 1st Mtg Amt: Lot Area: **19,560** Pool:
 Total Value: **\$581,400** # of Stories:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Roof Mat:
 Parking:

Distance From Subject:0.17 (miles)

Comp #:6
 Address: **11718 GOSHEN AVE 7, LOS ANGELES, CA 90049-6160**
 Owner Name: **CHANG DIANA S**
 Seller Name: **ROMAN GUILLERMO A**
 APN: **4265-010-105** Map Reference: **41-C3 / 631-J4** Living Area: **1,377**
 County: **LOS ANGELES, CA** Census Tract: **2643.01** Total Rooms:
 Subdivision: **36942** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **06/06/2014** Prior Rec Date: **05/07/2012** Bath(F/H): **3 /**
 Sale Date: **05/09/2014** Prior Sale Date: **04/17/2012** Yr Built/Eff: **1981 / 1981**
 Sale Price: **\$750,000** Prior Sale Price: **\$550,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **586110** Acres: **0.34** Fireplace: **/**
 1st Mtg Amt: Lot Area: **14,747** Pool:
 Total Value: **\$563,546** # of Stories:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Roof Mat:
 Parking:

Distance From Subject:0.22 (miles)

Comp #:7
 Address: **11718 GOSHEN AVE 6, LOS ANGELES, CA 90049-6159**
 Owner Name: **ASHENOFKY DAVID & GLADYS V**
 Seller Name: **SAAF RANDALL R TRUST**
 APN: **4265-010-104** Map Reference: **41-C3 / 631-J4** Living Area: **1,183**
 County: **LOS ANGELES, CA** Census Tract: **2643.01** Total Rooms:
 Subdivision: **36942** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **08/01/2014** Prior Rec Date: **05/01/2003** Bath(F/H): **3 /**
 Sale Date: **07/24/2014** Prior Sale Date: **04/18/2003** Yr Built/Eff: **1981 / 1981**
 Sale Price: **\$726,000** Prior Sale Price: **\$430,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **799781** Acres: **0.34** Fireplace: **/**
 1st Mtg Amt: Lot Area: **14,747** Pool:
 Total Value: **\$508,028** # of Stories:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Roof Mat:
 Parking:

Distance From Subject:0.22 (miles)

Comp #:8
 Address: **1430 COLBY AVE 304, LOS ANGELES, CA 90025-7804**
 Owner Name: **CHAN ELENA P**
 Seller Name: **PELTIER MONIQUE N**
 APN: **4263-017-061** Map Reference: **/ 631-J5** Living Area: **1,189**
 County: **LOS ANGELES, CA** Census Tract: **2674.03** Total Rooms:
 Subdivision: **65276** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **06/26/2014** Prior Rec Date: **04/24/2008** Bath(F/H): **2 /**
 Sale Date: **06/04/2014** Prior Sale Date: **04/09/2008** Yr Built/Eff: **1988 / 1988**
 Sale Price: **\$620,000** Prior Sale Price: **\$579,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **660672** Acres: **0.29** Fireplace: **/**
 1st Mtg Amt: Lot Area: **12,651** Pool:
 Total Value: **\$514,000** # of Stories:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Roof Mat:
 Parking:

Distance From Subject:0.25 (miles)

Comp #:9 Distance From Subject:0.25 (miles)
 Address: 1234 GRANVILLE AVE 5, LOS ANGELES, CA 90025-1613
 Owner Name: DIAMSE DENNIS
 Seller Name: ZIDELL LOREN H
 APN: 4263-008-051 Map Reference: 41-C3 / 631-J5 Living Area: 1,266
 County: LOS ANGELES, CA Census Tract: 2674.04 Total Rooms: 4
 Subdivision: 40423 Zoning: LAR3 Bedrooms: 2
 Rec Date: 05/09/2014 Prior Rec Date: 01/15/1999 Bath(F/H): 3 /
 Sale Date: 04/30/2014 Prior Sale Date: 12/01/1998 Yr Built/Eff: 1984 / 1987
 Sale Price: \$505,000 Prior Sale Price: \$265,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 485562 Acres: 0.16 Fireplace: /
 1st Mtg Amt: \$404,000 Lot Area: 6,824 Pool:
 Total Value: \$338,887 # of Stories: 2.00 Roof Mat: COMPOSITION
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: SHINGLE

Comp #:10 Distance From Subject:0.27 (miles)
 Address: 1235 GRANVILLE AVE PH4, LOS ANGELES, CA 90025-1632
 Owner Name: KAUSHAL RAJINDER FAMILY TRUST
 Seller Name: MAKOUIPOUR ALIREZA
 APN: 4263-007-241 Map Reference: / 631-J5 Living Area: 1,364
 County: LOS ANGELES, CA Census Tract: 2674.04 Total Rooms: 4
 Subdivision: 62548 Zoning: LAR3 Bedrooms: 3
 Rec Date: 05/22/2014 Prior Rec Date: 04/15/2010 Bath(F/H): 3 /
 Sale Date: 04/28/2014 Prior Sale Date: 01/27/2010 Yr Built/Eff: 2009 / 2009
 Sale Price: \$775,000 Prior Sale Price: \$669,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 530306 Acres: 0.32 Fireplace: /
 1st Mtg Amt: Total Value: \$704,447 Lot Area: 13,751 Pool:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: Roof Mat:
 # of Stories: 2.00

Comp #:11 Distance From Subject:0.28 (miles)
 Address: 1271 GRANVILLE AVE 104, LOS ANGELES, CA 90025-1663
 Owner Name: BLAIR HAROLD R
 Seller Name: BLAIR TRUST A
 APN: 4263-007-046 Map Reference: 41-C3 / 631-J5 Living Area: 1,480
 County: LOS ANGELES, CA Census Tract: 2674.04 Total Rooms: 4
 Subdivision: 38050 Zoning: LAR3 Bedrooms: 2
 Rec Date: 10/20/2014 Prior Rec Date: 04/30/1993 Bath(F/H): 2 /
 Sale Date: 10/09/2014 Prior Sale Date: Yr Built/Eff: 1981 / 1981
 Sale Price: \$574,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style:
 Document #: 1102530 Acres: 0.43 Fireplace: /
 1st Mtg Amt: Total Value: \$367,361 Lot Area: 18,540 Pool:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: Roof Mat:
 # of Stories: 2.00

Comp #:12 Distance From Subject:0.32 (miles)
 Address: 11525 OHIO AVE 4, LOS ANGELES, CA 90025-3017
 Owner Name: CHENG DENNIS T
 Seller Name: SEIFRES STEVE & MARY
 APN: 4263-016-077 Map Reference: / 632-A5 Living Area: 1,229
 County: LOS ANGELES, CA Census Tract: 2674.03 Total Rooms: 4
 Subdivision: 35199 Zoning: LAR3 Bedrooms: 2
 Rec Date: 06/25/2014 Prior Rec Date: 11/16/2010 Bath(F/H): 3 /
 Sale Date: 06/18/2014 Prior Sale Date: 10/01/2010 Yr Built/Eff: 1981 / 1981
 Sale Price: \$580,000 Prior Sale Price: \$460,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style:
 Document #: 654908 Acres: 0.13 Fireplace: /
 1st Mtg Amt: Total Value: \$480,755 Lot Area: 5,688 Pool:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking: Roof Mat:
 # of Stories: 2.00

Comp #:13 Distance From Subject:0.34 (miles)
 Address: 11848 GOSHEN AVE 102, LOS ANGELES, CA 90049-7305
 Owner Name: CHIOCCHI PAULA LIVING TRUST
 Seller Name: GREENE SHAWN A
 APN: 4265-013-119 Map Reference: / 631-H5 Living Area: 1,478
 County: LOS ANGELES, CA Census Tract: 2643.01 Total Rooms: 2
 Subdivision: 51939 Zoning: LAR3 Bedrooms: 2
 Rec Date: 09/18/2014 Prior Rec Date: 05/17/2011 Bath(F/H): 3 /
 Sale Date: 08/19/2014 Prior Sale Date: 04/06/2011 Yr Built/Eff: 2000 / 2000
 Sale Price: \$785,000 Prior Sale Price: \$660,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: /
 Document #: 989324 Acres: 0.17 Fireplace: /
 1st Mtg Amt: \$625,500 Lot Area: 7,373 Pool: POOL
 Total Value: \$689,780 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:14 Distance From Subject:0.36 (miles)
 Address: 11855 GOSHEN AVE 101, LOS ANGELES, CA 90049-6359
 Owner Name: SHAHSHAHANI AHMAD
 Seller Name: KREGER SANDRA 2006 TRUST
 APN: 4265-013-090 Map Reference: 41-C3 / 631-H5 Living Area: 1,525
 County: LOS ANGELES, CA Census Tract: 2643.01 Total Rooms: 2
 Subdivision: 48054 Zoning: LAR3 Bedrooms: 2
 Rec Date: 08/15/2014 Prior Rec Date: 09/13/1991 Bath(F/H): 3 /
 Sale Date: 07/18/2014 Prior Sale Date: 09/1991 Yr Built/Eff: 1990 / 1990
 Sale Price: \$800,000 Prior Sale Price: \$351,000 Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: FULL Style: /
 Document #: 858765 Acres: 0.34 Fireplace: /
 1st Mtg Amt: Lot Area: 14,704 Pool:
 Total Value: \$506,314 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:15 Distance From Subject:0.37 (miles)
 Address: 11722 OHIO AVE 303, LOS ANGELES, CA 90025-7205
 Owner Name: FANG WENKUI/ZHENG AIHONG
 Seller Name: BARON BROOKE
 APN: 4262-003-021 Map Reference: / 631-J5 Living Area: 1,509
 County: LOS ANGELES, CA Census Tract: 2675.01 Total Rooms: 3
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 12/03/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 11/18/2014 Prior Sale Date: Yr Built/Eff: 2010 / 2010
 Sale Price: \$703,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: FULL Prior Sale Type: Style: /
 Document #: 1300463 Acres: 0.31 Fireplace: /
 1st Mtg Amt: \$417,000 Lot Area: 13,702 Pool:
 Total Value: \$589,447 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:16 Distance From Subject:0.37 (miles)
 Address: 11722 OHIO AVE PH6, LOS ANGELES, CA 90025-7202
 Owner Name: LI EDWARD
 Seller Name: NAKANO SHINJIRO & MICHIKO T
 APN: 4262-003-030 Map Reference: / 631-J5 Living Area: 1,441
 County: LOS ANGELES, CA Census Tract: 2675.01 Total Rooms: 3
 Subdivision: Zoning: LAR3 Bedrooms: 3
 Rec Date: 12/09/2014 Prior Rec Date: Bath(F/H): 3 /
 Sale Date: 10/31/2014 Prior Sale Date: Yr Built/Eff: 2010 / 2010
 Sale Price: \$720,000 Prior Sale Price: Air Cond: CENTRAL
 Sale Type: Prior Sale Type: Style: /
 Document #: 1329017 Acres: 0.31 Fireplace: /
 1st Mtg Amt: \$504,000 Lot Area: 13,702 Pool:
 Total Value: \$642,749 # of Stories: Roof Mat:
 Land Use: CONDOMINIUM Park Area/Cap#: / Parking:

Comp #:17 Distance From Subject:0.37 (miles)
 Address: **11722 OHIO AVE PH2, LOS ANGELES, CA 90025-7202**
 Owner Name: **XU HONGQUAN/SHEN QING**
 Seller Name: **BELINKSY DIANE**
 APN: **4262-003-026** Map Reference: **/ 631-J5** Living Area: **1,329**
 County: **LOS ANGELES, CA** Census Tract: **2675.01** Total Rooms: **3**
 Subdivision: Zoning: **LAR3** Bedrooms: **3**
 Rec Date: **01/06/2015** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **11/19/2014** Prior Sale Date: Yr Built/Eff: **2010 / 2010**
 Sale Price: **\$729,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **11103** Acres: **0.31** Fireplace: **/**
 1st Mtg Amt: **\$417,000** Lot Area: **13,702** Pool:
 Total Value: **\$627,072** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:18 Distance From Subject:0.37 (miles)
 Address: **11722 OHIO AVE 202, LOS ANGELES, CA 90025-7203**
 Owner Name: **KIM JI Y & JOHN Y**
 Seller Name: **FATUM TAD L & KIMBERLY**
 APN: **4262-003-014** Map Reference: **/ 631-J5** Living Area: **1,329**
 County: **LOS ANGELES, CA** Census Tract: **2675.01** Total Rooms: **3**
 Subdivision: Zoning: **LAR3** Bedrooms: **3**
 Rec Date: **06/30/2014** Prior Rec Date: Bath(F/H): **3 /**
 Sale Date: **05/21/2014** Prior Sale Date: Yr Built/Eff: **2010 / 2010**
 Sale Price: **\$690,000** Prior Sale Price: Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: Style:
 Document #: **672451** Acres: **0.31** Fireplace: **/**
 1st Mtg Amt: **\$517,500** Lot Area: **13,702** Pool:
 Total Value: **\$538,236** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:19 Distance From Subject:0.37 (miles)
 Address: **11838 KIOWA AVE 101, LOS ANGELES, CA 90049-6020**
 Owner Name: **YIP JENNY/YIP KIM K**
 Seller Name: **BARRETT GAYLE F**
 APN: **4265-013-108** Map Reference: **/ 631-H5** Living Area: **1,205**
 County: **LOS ANGELES, CA** Census Tract: **2643.01** Total Rooms: **2**
 Subdivision: **51944** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **07/03/2014** Prior Rec Date: **06/15/2007** Bath(F/H): **2 /**
 Sale Date: **05/15/2014** Prior Sale Date: **05/29/2007** Yr Built/Eff: **1991 / 1994**
 Sale Price: **\$749,000** Prior Sale Price: **\$690,000** Air Cond:
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **688122** Acres: **0.17** Fireplace: **/**
 1st Mtg Amt: **\$561,750** Lot Area: **7,377** Pool:
 Total Value: **\$510,000** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

Comp #:20 Distance From Subject:0.39 (miles)
 Address: **1000 GRANVILLE AVE 103, LOS ANGELES, CA 90049-6008**
 Owner Name: **PACIFIC COAST PARTNERS LLC**
 Seller Name: **CHIU MELVIN**
 APN: **4265-008-146** Map Reference: **/ 631-H4** Living Area: **1,220**
 County: **LOS ANGELES, CA** Census Tract: **2643.01** Total Rooms: **2**
 Subdivision: **49502** Zoning: **LAR3** Bedrooms: **2**
 Rec Date: **05/30/2014** Prior Rec Date: **05/25/2007** Bath(F/H): **3 /**
 Sale Date: **05/05/2014** Prior Sale Date: **05/04/2007** Yr Built/Eff: **2006 / 2006**
 Sale Price: **\$740,000** Prior Sale Price: **\$850,000** Air Cond: **CENTRAL**
 Sale Type: **FULL** Prior Sale Type: **FULL** Style:
 Document #: **559573** Acres: **0.34** Fireplace: **/**
 1st Mtg Amt: Lot Area: **14,699** Pool:
 Total Value: **\$871,600** # of Stories: Roof Mat:
 Land Use: **CONDOMINIUM** Park Area/Cap#: **/** Parking:

EXHIBIT D

ASSIGNED INSPECTOR: **PEDRO RIVERA**

Date: **February 9, 2015**

JOB ADDRESS: **1255 SOUTH FEDERAL AVENUE #101, LOS ANGELES, CA**

ASSESSORS PARCEL NO. (APN): **4263-013-064**

CASE#: **405925**

ORDER NO: **A-2706846**

EFFECTIVE DATE OF ORDER TO COMPLY: **February 25, 2011**

COMPLIANCE EXPECTED DATE: **March 27, 2011**

DATE COMPLIANCE OBTAINED: **December 12, 2011**

LIST OF IDENTIFIED CODE VIOLATIONS
(ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2706846

1010523201185370

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

MARSHA L. BROWN
PRESIDENT

VAN AMBATIELOS
VICE-PRESIDENT

VICTOR H. CUEVAS
HELENA JUBANY
ELENORE A. WILLIAMS

CITY OF LOS ANGELES
CALIFORNIA



ANTONIO R. VILLARAIGOSA
MAYOR

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

ROBERT R. "Bud" OVROM
GENERAL MANAGER

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

ORDER TO COMPLY AND NOTICE OF FEE

ALIREZA HABIBI
1255 FEDERAL AVENUE #101
LOS ANGELES, CA 90025

CASE #: 405925
ORDER #: A-2706846
EFFECTIVE DATE: February 25, 2011
COMPLIANCE DATE: March 27, 2011

OWNER OF

SITE ADDRESS: 1255 S FEDERAL AVE #101

ASSESSORS PARCEL NO.: 4263-013-***

ZONE: R4; Multiple Dwelling Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 336.00 WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 L.A.M.C.

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

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

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

VIOLATION(S):

- 1. The floors and floor coverings are unsafe due to inadequate maintenance.

You are therefore ordered to: Maintain all floors and floor coverings in a clean and sanitary condition, free from defects, holes, loose, worn or missing portions which could present a safety hazard to occupants.

Code Section(s) in Violation: 91.8104, 91.8104.6, 91.103.1, 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.

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.



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

PD.1
MAR 08 2011

12-12-11
Page 1 of 2

PENALTY WARNING:

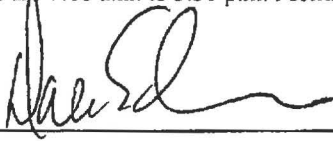
Any person who violates or causes or permits another person to violate any provision of the Los Angeles Municipal Code (L.A.M.C.) is guilty of a misdemeanor which is punishable by a fine of not more than \$1000.00 and/or six (6) months imprisonment for each violation. Section 11.00 (m) L.A.M.C.

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (310)417-8665.
Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: _____



Date: February 14, 2011

DALE SCHWARTZ
7166 W MANCHESTER AVE, STE 10A
LOS ANGELES, CA 90045
(310)417-8665


REVIEWED BY