

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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JAVIER NUNEZ

CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

February 9, 2015

Council District: # 15

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

JOB ADDRESS: 1673 EAST 108TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6065-022-005

On January 9, 2013, and June 28, 2013 pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: **1673 East 108th 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.

In addition, pursuant to Section 98.0421, the property owner was issued an order December 26, 2012 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>
Code Violation Inspection Fee	336.00
System Development Surcharge	20.16
Non-Compliance Code Enforcement fee	1,100.00
Late Charge/Collection fee (250%)	3,590.00
System Development Surcharge late fee	50.40
Accumulated Interest (1%/month)	545.24
Title Report fee	42.00
Grand Total	\$ 5,683.80

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 **\$5,683.80** 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 **\$5,683.80** 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

EXHIBIT A



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

Property Title Report

Work Order No. T10818
Dated as of: 09/24/2014

Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 6065-022-005

Property Address: 1673 E 108TH ST ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Instrument GRANT DEED

Grantor: PERLITA CLARKE, A WIDOW

Grantee: COMMUNITY SELF DETERMINATION INSTITUTION, A CALIFORNIA CORPORATION

Instrument: 01/1901142

Book/Page: N/A

Dated: 02/12/2001

Recorded: 10/05/2001

MAILING ADDRESS: COMMUNITY SELF DETERMINATION INSTITUTION,
9101 HOOPER AVENUE, LOS ANGELES, CA 90002.

SCHEDULE B

LEGAL DESCRIPTION

LOTS 103, 104 AND 105 AS PER AMENDED PLAT OF A PORTION OF THE ALTON TRACT, BOOK 11
PAGE 181 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER.

EXCEPT THAT PORTION OF SAID LOT 105, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 105; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 49.82 FEET MORE OR LESS, TO THE EAST LINE OF THE LAND DESCRIBED IN THE DEED TO THE PACIFIC ELECTRIC LAND CO., BY DEED RECORDED ON SEPTEMBER 28, 1911 AS INSTRUMENT NO. 37 IN BOOK 4715 PAGE 234 OF DEEDS, RECORDS OF SAID COUNTY; THENCE NORTHERLY ALONG SAID EAST LINE, BEING A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1313.32 FEET, A DISTANCE OF 31.14 FEET TO THE END OF SAID CURVE; HENCE CONTINUING ALONG SAID EAST LINE NORTH 7° 58' EAST 18.70 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF SAID LOT 105, SAID POINT BEING EASTERLY 6.8 FEET FROM THE NORTHWEST CORNER OF SAID LOT; THENCE WEST ALONG SAID NORTH LINE 6.8 FEET TO THE POINT OF BEGINNING.

MORTGAGES/LIENS

Type of Instrument: ALL INCLUSIVE PURCHASE MONEY DEED OF TRUST WITH ASSIGNMENT OF RENTS

Trustor/Mortgagor: COMMUNITY SELF DETERMINATION INSTITUTION, A CALIFORNIA CORPORATION AND AQEELA SHERRILLS, A CALIFORNIA CORPORATION.

Lender/Beneficiary: PERLITA CLARKE, A WIDOW

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. T10818

SCHEDULE B (Continued)

Trustee: PROVIDENT TITLE COMPANY

Instrument: 01/1901143

Amount: \$45,000.00

Dated: 03/19/2001

Maturity Date: 03/19/2031

Book/Page: N/A

Open Ended: NO

Recorded: 10/05/2001

MAILING ADDRESS: PERLITA CLARKE, 4308 DON FELIPE DRIVE, LOS ANGELES, CA 90008

MAILING ADDRESS: COMMUNITY SELF DETERMINATION INSTITUTION, A CALIFORNIA CORPORATION AND AQEELA SHERRILLS, A CALIFORNIA CORPORATION, 9101 HOOPER AVENUE LOS ANGELES, CA 90002

Type of Instrument MISCELLANEOUS

Comments: NOTICE OF NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER HAZARDOUS, SUBSTANDARD OR A NUISANCE – ABATEMENT PROCEEDINGS, DATED 06/07/2013, RECORDED 06/07/2013 AS INSTRUMENT NO. 20130852456.

MAILING ADDRESS: DEPARTMENT OF BUILDING AND SAFETY CODE ENFORCEMENT BUREAU, 3550 WILSHIRE BLVD., SUITE 1800, LOS ANGELES, CA 90010.

MAILING ADDRESS: MARIAN PODPORA, 638 S. BEACON ST., ROOM 276 SAN PEDRO, CA 90731-3355

MAILING ADDRESS: COMMUNITY SELF DETERMINATION INSTITUTION, 9101 HOOPER AVE, LOS ANGELES, CA 90002.

NOTICE OF NOTICE PENDING LIEN, DATED 08/30/2013, RECORDED 09/20/2013 AS INSTRUMENT NO. 20131374135.

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

MAILING ADDRESS: COMM SELF DETERMINATION INSTITUTION, 9101 HOOPER AVE, LOS ANGELES, CA 90002.

RECORDING REQUESTED BY:
Stewart Title

01-1901142

Escrow No. 0363-AM
Title Order No. 16-108488

When Recorded Mail Document
and Tax Statement To:
Community Self Determination Institution
9101 Hooper Avenue
Los Angeles, CA 90002

APN: 6065-22-5

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

The undersigned grantor(s) declare(s)
Documentary transfer tax is \$ 130.90 City tax \$ 535.50
 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 Los Angeles

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
Perita Clarke, A Widow

hereby GRANT(S) to Community Self Determination Institution, a California Corporatio

the following described real property in the City of Los Angeles
County of Los Angeles, State of California:
In the City of Los Angeles, County of Los Angeles State of California
Amended Plat of a por of Alton Tract Lots 103, 104, and Ex of R/W Lot 105

Property Address: 1673 E. 108th Street, Los Angeles, CA 90059

see EXHIBIT A attached

DATED: February 12, 2001

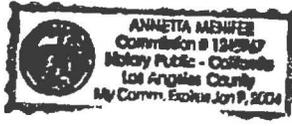
STATE OF CALIFORNIA
COUNTY OF Los Angeles
ON 02/12/01
ANNETTA MENFEE, personally appeared
PERITA CLARKE

Perita D Clarke
Perita Clarke

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: Annetta Menfee



MAIL TAX STATEMENTS AS DIRECTED ABOVE

FD-213 (Rev 9/94)

GRANT DEED

Acknowledgement - General

STATE OF CALIFORNIA

COUNTY OF California } SS.

On 02/12/01, before me, the undersigned, a Notary Public in and for said State, personally appeared Delita Clarke

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.

FOR NOTARY SEAL OR STAMP



Signature [Handwritten Signature]

RECORDING REQUESTED BY:

Signature Escrow
Escrow No. 8383-AM
Title Order No. 16-106488

When Recorded Mail Document To:
Perlite Clarke
4308 Don Felipe Drive
Los Angeles, CA 90008

01-1901143

APN: 6085-022-005

SPACE ABOVE THIS LINE FOR RECORDER'S USE

ALL-INCLUSIVE PURCHASE MONEY DEED OF TRUST WITH ASSIGNMENT OF RENTS

THIS ALL-INCLUSIVE PURCHASE MONEY DEED OF TRUST, made March 19, 2001, between
Community Self Determination Institution, a California Corporation and Aqeela Sherrills, a California Corporation
herein called TRUSTOR,
whose address is 9101 Hooper Avenue
Los Angeles, CA 90002

Provident Title Company, herein called TRUSTEE, and

Perlite Clarke, A Widow

herein called BENEFICIARY,

WITNESSETH: That Trustor IRREVOCABLY GRANTS, TRANSFERS AND ASSIGNS to Provident Title Company, AS
TRUSTEE IN TRUST, WITH POWER OF SALE, that property in Los Angeles County, California, described as:
In the City of Los Angeles, County of Los Angeles State of California
Amended Plat of a por of Alton Tract Lots 103, 104, and Ex of R/W Lot 105

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority given
to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the Purpose of Securing:

1. Performance of each agreement of Trustor contained herein. 2. Payment of the indebtedness evidenced by one
All-Inclusive Purchase Money Promissory Note of even date herewith, and any extension or renewal thereof, in the
principal sum of \$101,150.00 executed by Trustor in favor of Beneficiary or order.

Underlying Obligations:

This is an All-Inclusive Purchase Money Deed of Trust, securing an All-Inclusive Purchase Money Promissory Note
in the original principal amount of ONE HUNDRED ONE THOUSAND ONE HUNDRED FIFTY AND 00/100 DOLLARS
(the "Note") which includes within such amount the unpaid balance of the following:

(a) A Promissory Note in the original principal sum of FORTY FIVE THOUSAND AND 00/100 dollars (\$45,000.00)

in favor of Mary J. Phosky, as Trustee of the Mary J. Phosky Revocable Trust dated September 26, 1995 as Payee,
secured by a deed of trust recorded September 26, 1995 as Document No. ~~XXXXXXX~~, in Book , Page , Official
Records of Los Angeles County, California, and ~~26~~ 1985 85-1107007

(The Promissory Note secured by such Deed of Trust are hereinafter called the "Underlying Note").

INITIALS: *[Handwritten Signature]*

[Handwritten Signature]

Signature of Trustor

Community Self Determination Institution, a California corporation

By: [Signature]

STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 03/02/09 before me,
ANNETTA MENIFEE personally appeared
ANNETTA MENIFEE

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]



(Notary Seal)

Signature of Beneficiary

[Signature]
Perlita D. Clarke

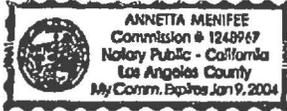
STATE OF CALIFORNIA
COUNTY OF Los Angeles

ON 03/25/09 before me,
ANNETTA MENIFEE personally appeared
PERLITA D. CLARKE

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]



(Notary Seal)

(DEED OF TRUST FOR USE ONLY IN PURCHASE MONEY TRANSACTION. IT IS RECOMMENDED THAT, PRIOR TO THE EXECUTION OF THIS DEED OF TRUST, THE PARTIES CONSULT WITH THEIR ATTORNEYS WITH RESPECT TO SAME.)

P

RECORDING REQUEST BY
City of Los Angeles
WHEN RECORDED MAIL TO
Department of Building and Safety
Code Enforcement Bureau
3550 Wilshire Blvd., Suite 1800
Los Angeles, CA
90010



SPACE ABOVE THIS LINE FOR RECORDER'S USE

**NOTICE OF BUILDING(S), STRUCTURE(S), OR PREMISES CLASSIFIED AS EITHER
HAZARDOUS, SUBSTANDARD OR A NUISANCE - ABATEMENT PROCEEDINGS**

Notice is hereby given that, pursuant to the provisions of Division 89 of Article I of Chapter IX of the Los Angeles Municipal Code (LAMC), the Department of Building and Safety has determined the building(s), structure(s), premises or portion(s) thereof, located at the site described below, to be a SUBSTANDARD property, as defined in Section 91.8902 (LAMC). The owner of the property has been duly notified pursuant to the above code section.

If the owner or any other party having or acquiring any right, title or interest in the property fails or refuses to comply with the notice as ordered, the Department shall initiate procedures that will result in the work being done under City Contract. The costs, plus administrative fees, will be assessed as a lien against the property. **This notice will continue in force until the Department of Building and Safety records a subsequent notice of termination.**

For further information regarding this notice and the status of Department proceedings, please feel free to contact the Code Enforcement Bureau Inspector listed below.

MARIAN PODPORA

(310)732-4531

(888)524-2845

638 S. BEACON ST., ROOM 276

SAN PEDRO, CA 90731-3355

Case No.: 487087

Assessor's Map Book: **6065** Page: **022** Parcel: **005**

Identified by Los Angeles County Tax Assessors records as:

1673 E 108TH ST

LOS ANGELES, CA 90059

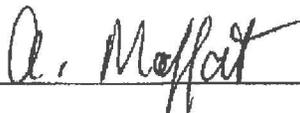
DATED: This 7th day of June, 2013

Owner:

COMMUNITY SELF DETERMINATION INSTITUTION,

9101 HOOPER AVE

LOS ANGELES, CA 90002



June 07, 2013

For
FRANK BUSH, BUREAU CHIEF
CODE ENFORCEMENT BUREAU
CITY OF LOS ANGELES DEPARTMENT OF BUILDING AND SAFETY

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. 5862229)

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:

AMENDED PLAT OF A PORTION OF ALTON TRACT 103 M B 11-181

AMENDED PLAT OF A PORTION OF ALTON TRACT 104 M B 11-181

AMENDED PLAT OF A PORTION OF ALTON TRACT 105 1 M B 11-181

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 6065-022-005
AKA 1673 E 108TH ST
LOS ANGELES

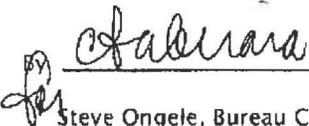
Owner:

3

COMM SELF DETERMINATION INSTITUTION
9101 HOOPER AVE
LOS ANGELES CA, 90002

DATED. This 30th Day of August, 2013

CITY OF LOS ANGELES



Steve Ongele, Bureau Chief
Resource Management Bureau

Property Detail Report

For Property Located At:
1673 E 108TH ST, LOS ANGELES, CA 90059-1201



Bldg Card: 000 of 002

Owner Information

Owner Name: **COMMUNITY SELF DETERMINATION/INSTITUTION**
 Mailing Address: **9101 HOOPER AVE, LOS ANGELES CA 90002-1726 C011**
 Vesting Codes: **// CO**

Location Information

Legal Description: **AMENDED PLAT OF A POR OF ALTON TRACT LOTS 103,104 AND EX OF R/W LOT 105**
 County: **LOS ANGELES, CA** APN: **6065-022-005**
 Census Tract / Block: **2427.00 / 5** Alternate APN:
 Township-Range-Sect: Subdivision: **ALTON TR**
 Legal Book/Page: Map Reference: **58-D4 / 704-G5**
 Legal Lot: **105** Tract #: **LOS ANGELES**
 Legal Block: School District:
 Market Area: **C37** School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: **10/05/2001 / 02/12/2001** 1st Mtg Amount/Type: **\$101,150 / PRIVATE PARTY**
 Sale Price: **\$119,000** 1st Mtg Int. Rate/Type: **/**
 Sale Type: **FULL** 1st Mtg Document #: **1901143**
 Document #: **1901142** 2nd Mtg Amount/Type: **/**
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**
 Transfer Document #: Price Per SqFt: **\$39.61**
 New Construction: Multi/Split Sale:
 Title Company: **STEWART TITLE**

Lender:
 Seller Name: **CLARKE PERLITA**

Prior Sale Information

Prior Rec/Sale Date: **09/24/1985 / 03/1985** Prior Lender:
 Prior Sale Price: **\$50,000** Prior 1st Mtg Amt/Type: **\$45,000 / PRIVATE PARTY**
 Prior Doc Number: **1107006** Prior 1st Mtg Rate/Type: **/**
 Prior Deed Type: **GRANT DEED**

Property Characteristics

Year Built / Eff:	1918 /	Total Rooms/Offices		Garage Area:	
Gross Area:	3,004	Total Restrooms:		Garage Capacity:	
Building Area:	3,004	Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	LAM1	Acres:	0.26	County Use:	LIGHT MANUFACTURING (3100)
Lot Area:	11,327	Lot Width/Depth:	x	State Use:	
Land Use:	LIGHT INDUSTRIAL	Commercial Units:		Water Type:	
Site Influence:		Sewer Type:		Building Class:	

Tax Information

Total Value:	\$143,398	Assessed Year:	2014	Property Tax:	\$2,296.72
Land Value:	\$72,301	Improved %:	50%	Tax Area:	460
Improvement Value:	\$71,097	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$143,398				

Comparable Summary

For Property Located At



1673 E 108TH ST, LOS ANGELES, CA 90059-1201

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	\$119,000	\$250,000	\$4,695,000	\$1,020,235
Bldg/Living Area	3,004	2,616	3,440	3,039
Price/Sqft	\$39.61	\$82.84	\$1,467.19	\$320.45
Year Built	1918	1922	2002	1956
Lot Area	11,327	4,576	64,946	10,915
Bedrooms	0	1	2	2
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	2.00	1.33
Total Value	\$143,398	\$30,652	\$954,312	\$234,967
Distance From Subject	0.00	2.19	12.97	8.00

*= 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											
			1673 E 108TH ST	\$119,000	1918			10/05/2001	3,004	11,327	0.0
Comparables											
<input checked="" type="checkbox"/>	1		2100 LEOTA ST	\$277,000	1956			06/16/2014	2,850	4,576	2.19
<input checked="" type="checkbox"/>	2		5539 DUARTE ST		1962			12/12/2014	2,640	4,800	3.75
<input checked="" type="checkbox"/>	3		5535 DUARTE ST		1962			12/12/2014	2,640	4,801	3.76
<input checked="" type="checkbox"/>	4		5531 DUARTE ST		1947			12/12/2014	2,720	4,800	3.76
<input checked="" type="checkbox"/>	5		5933 CLARA ST	\$250,000	1922	2	1	09/23/2014	3,018	10,434	5
<input checked="" type="checkbox"/>	6		2501 SOUTHWEST DR	\$1,000,000	1939			10/28/2014	3,305	4,780	5.39
<input checked="" type="checkbox"/>	7		2911 SOUTHWEST DR	\$610,000	1947	1	1	11/06/2014	2,812	4,803	5.52
<input checked="" type="checkbox"/>	8		15508 VERMONT AVE	\$334,000	1957			11/03/2014	3,000	7,504	5.6
<input checked="" type="checkbox"/>	9		15714 CLARK AVE	\$340,000	1946	2	2	07/10/2014	2,616	13,743	7.07
<input checked="" type="checkbox"/>	10		1328 S GERHART AVE	\$415,000	1954			11/19/2014	2,937	5,992	7.51
<input checked="" type="checkbox"/>	11		130 PENN ST	\$1,800,000	1956			07/30/2014	3,320	11,444	9.66
<input checked="" type="checkbox"/>	12		18803 CORBY AVE	\$605,000	1973			06/06/2014	3,200	7,734	10.63
<input checked="" type="checkbox"/>	13		7930 CHATFIELD AVE	\$365,000	1960			12/12/2014	3,270	6,202	10.69
<input checked="" type="checkbox"/>	14		2449 ALTMAN ST	\$1,030,000	1953			11/20/2014	3,240	19,050	10.7
<input checked="" type="checkbox"/>	15		2427 BIRKDALE ST	\$2,550,000	1967			08/14/2014	3,440	4,837	10.72
<input checked="" type="checkbox"/>	16		1260 N SAN FERNANDO RD	\$300,000	1940			10/16/2014	3,332	5,035	10.89
<input checked="" type="checkbox"/>	17		13055 ROSECRANS AVE	\$4,695,000	1971			04/25/2014	3,200	64,946	11.16
<input checked="" type="checkbox"/>	18		3006 N COOLIDGE AVE	\$1,175,000	2002			10/03/2014	2,920	5,206	11.48
<input checked="" type="checkbox"/>	19		1603 CHESTNUT ST	\$498,000	1949	2	1	08/29/2014	3,112	7,499	11.63
<input checked="" type="checkbox"/>	20		9316 KLINGERMANN ST	\$1,100,000	1961		2	12/19/2014	3,200	20,112	12.97

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

1673 E 108TH ST, LOS ANGELES, CA 90059-1201**20 Comparable(s) Selected.**

Report Date: 01/20/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$119,000	\$250,000	\$4,695,000	\$1,020,235
Bldg/Living Area	3,004	2,616	3,440	3,039
Price/Sqft	\$39.61	\$82.84	\$1,467.19	\$320.45
Year Built	1918	1922	2002	1956
Lot Area	11,327	4,576	64,946	10,915
Bedrooms	0	1	2	2
Bathrooms/Restrooms	0	1	2	1
Stories	0.00	1.00	2.00	1.33
Total Value	\$143,398	\$30,652	\$954,312	\$234,967
Distance From Subject	0.00	2.19	12.97	8.00

* = user supplied for search only

Comp #: **1** Distance From Subject: **2.19 (miles)**
 Address: **2100 LEOTA ST, HUNTINGTON PARK, CA 90255**
 Owner Name: **COHEN-BASI MEITAL**
 Seller Name: **MPH PROPERTY GROUP LLC**
 APN: **6025-036-025** Map Reference: **52-E6 / 704-H1** Building Area: **2,850**
 County: **LOS ANGELES, CA** Census Tract: **5349.00** Total Rooms/Offices:
 Subdivision: **WALTER A NADEAU** Zoning: **LCM2*** Total Restrooms:
 Rec Date: **06/16/2014** Prior Rec Date: **08/04/2008** Yr Built/Eff: **1956 / 1956**
 Sale Date: **05/12/2014** Prior Sale Date: **07/17/2008** Air Cond:
 Sale Price: **\$277,000** Prior Sale Price: **\$980,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **617897** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,576**
 Total Value: **\$85,385** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **2** Distance From Subject: **3.75 (miles)**
 Address: **5539 DUARTE ST, LOS ANGELES, CA 90058-3821**
 Owner Name: **RASCON MIGUEL & NIEVES**
 Seller Name: **MILLER BRIAN L & MARIANNE**
 APN: **5105-013-009** Map Reference: **52-D3 / 674-G5** Building Area: **2,640**
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS** Zoning: **LAM2** Total Restrooms:
JUNCTION TR
 Rec Date: **12/12/2014** Prior Rec Date: **12/31/1997** Yr Built/Eff: **1962 / 1962**
 Sale Date: **11/11/2014** Prior Sale Date: **12/20/1997** Air Cond:
 Sale Price: Prior Sale Price: **\$135,000** Pool:
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1355485** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,800**
 Total Value: **\$30,652** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **3** Distance From Subject: **3.76 (miles)**
 Address: **5535 DUARTE ST, LOS ANGELES, CA 90058-3821**
 Owner Name: **RASCON MIGUEL & NIEVES**
 Seller Name: **MILLER BRIAN L & MARIANNE**
 APN: **5105-013-008** Map Reference: **52-D3 / 674-G5** Building Area: **2,640**
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS** Zoning: **LAM2** Total Restrooms:
JUNCTION TR
 Rec Date: **12/12/2014** Prior Rec Date: **12/31/1997** Yr Built/Eff: **1962 / 1962**
 Sale Date: **11/11/2014** Prior Sale Date: **12/20/1997** Air Cond:
 Sale Price: Prior Sale Price: **\$135,000** Pool:
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1355485** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,801**
 Total Value: **\$69,016** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **4** Distance From Subject: **3.76 (miles)**
 Address: **5531 DUARTE ST, LOS ANGELES, CA 90058-3821**
 Owner Name: **RASCON MIGUEL & NIEVES**
 Seller Name: **MILLER BRIAN L & MARIANNE**
 APN: **5105-013-007** Map Reference: **52-D3 / 674-G5** Building Area: **2,720**
 County: **LOS ANGELES, CA** Census Tract: **2289.00** Total Rooms/Offices:
 Subdivision: **SLAUSON BOWENS** Zoning: **LAM2** Total Restrooms:
JUNCTION TR
 Rec Date: **12/12/2014** Prior Rec Date: **12/31/1997** Yr Built/Eff: **1947 / 1947**
 Sale Date: **11/11/2014** Prior Sale Date: **12/20/1997** Air Cond:
 Sale Price: Prior Sale Price: **\$135,000** Pool:
 Sale Type: **N** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1355485** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,800**
 Total Value: **\$70,321** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **5** Distance From Subject: **5 (miles)**
 Address: **5933 CLARA ST, BELL GARDENS, CA 90201**
 Owner Name: **TORRES CARLOS M & LETICIA**
 Seller Name: **POTOCHNIK J JR TRUST**
 APN: **6228-007-015** Map Reference: **59-F1 / 705-G2** Building Area: **3,018**
 County: **LOS ANGELES, CA** Census Tract: **5339.02** Total Rooms/Offices:
 Subdivision: **I HEYMAN** Zoning: **BGM1*** Total Restrooms: **1.00**
 Rec Date: **09/23/2014** Prior Rec Date: **05/09/1977** Yr Built/Eff: **1922 /**
 Sale Date: **09/18/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$250,000** Prior Sale Price: **\$32,500** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1003358** Acres: **0.24**
 1st Mtg Amt: Lot Area: **10,434**
 Total Value: **\$55,952** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **6** Distance From Subject: **5.39 (miles)**
 Address: **2501 SOUTHWEST DR, LOS ANGELES, CA 90043**
 Owner Name: **SLA HOLDINGS LLC**
 Seller Name: **VALLE RODRIGO & DELMA**
 APN: **4007-021-004** Map Reference: **51-D5 / 673-G7** Building Area: **3,305**
 County: **LOS ANGELES, CA** Census Tract: **2348.00** Total Rooms/Offices:
 Subdivision: **6543** Zoning: **LAM1** Total Restrooms:
 Rec Date: **10/28/2014** Prior Rec Date: **06/28/1996** Yr Built/Eff: **1939 / 1944**
 Sale Date: **10/23/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$1,000,000** Prior Sale Price: **\$167,630** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat: **TAR & GRAVEL**
 Document #: **1140623** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,780**
 Total Value: **\$210,037** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **7** Distance From Subject: **5.52 (miles)**
 Address: **2911 SOUTHWEST DR, LOS ANGELES, CA 90043-4448**
 Owner Name: **BROWN NANCIE**
 Seller Name: **PERRYMON WILLIE**
 APN: **4007-019-019** Map Reference: **51-C5 / 673-F7** Building Area: **2,812**
 County: **LOS ANGELES, CA** Census Tract: **2348.00** Total Rooms/Offices:
 Subdivision: **48** Zoning: **LACM** Total Restrooms: **1.00**
 Rec Date: **11/06/2014** Prior Rec Date: **05/18/1990** Yr Built/Eff: **1947 /**
 Sale Date: **09/04/2014** Prior Sale Date: **05/1990** Air Cond:
 Sale Price: **\$610,000** Prior Sale Price: **\$150,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1180832** Acres: **0.11**
 1st Mtg Amt: Lot Area: **4,803**
 Total Value: **\$176,900** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **8** Distance From Subject: **5.6 (miles)**
 Address: **15508 VERMONT AVE, PARAMOUNT, CA 90723-4227**
 Owner Name: **CASTRO MARTIN**
 Seller Name: **LINK THEODORE H**
 APN: **6270-014-003** Map Reference: **65-F3 / 735-G4** Building Area: **3,000**
 County: **LOS ANGELES, CA** Census Tract: **5538.01** Total Rooms/Offices:
 Subdivision: **CLEARWATER** Zoning: **PAM1*** Total Restrooms:
 Rec Date: **11/03/2014** Prior Rec Date: **04/26/1995** Yr Built/Eff: **1957 / 1957**
 Sale Date: **09/30/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$334,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1161455** Acres: **0.17**
 1st Mtg Amt: Lot Area: **7,504**
 Total Value: **\$64,347** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **9** Distance From Subject: **7.07 (miles)**
 Address: **15714 CLARK AVE, BELLFLOWER, CA 90706-3579**
 Owner Name: **GOLD KEY DEV INC**
 Seller Name: **LOENHORST LARRY L & SHERRY A**
 APN: **6271-022-003** Map Reference: **66-B3 / 736-B5** Building Area: **2,616**
 County: **LOS ANGELES, CA** Census Tract: **5540.02** Total Rooms/Offices:
 Subdivision: **RENDALIA TR** Zoning: **BFR106** Total Restrooms: **2.00**
 Rec Date: **07/10/2014** Prior Rec Date: **01/09/2002** Yr Built/Eff: **1946 /**
 Sale Date: **03/27/2014** Prior Sale Date: **11/16/2001** Air Cond: **CENTRAL**
 Sale Price: **\$340,000** Prior Sale Price: **\$90,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **712278** Acres: **0.32**
 1st Mtg Amt: **\$337,500** Lot Area: **13,743**
 Total Value: **\$175,527** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **10** Distance From Subject: **7.51 (miles)**
 Address: **1328 S GERHART AVE, COMMERCE, CA 90022-4246**
 Owner Name: **CHERNOBELSKY ALEX & BLUMA**
 Seller Name: **CORNEJO VICTOR P & AFRA D**
 APN: **6338-033-020** Map Reference: **54-A1 / 675-J2** Building Area: **2,937**
 County: **LOS ANGELES, CA** Census Tract: **5323.03** Total Rooms/Offices:
 Subdivision: **8366** Zoning: **CMM1*** Total Restrooms:
 Rec Date: **11/19/2014** Prior Rec Date: **06/10/2004** Yr Built/Eff: **1954 / 1965**
 Sale Date: **09/16/2014** Prior Sale Date: **04/12/2004** Air Cond:
 Sale Price: **\$415,000** Prior Sale Price: **\$275,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **1235913** Acres: **0.14**
 1st Mtg Amt: **\$352,800** Lot Area: **5,992**
 Total Value: **\$318,944** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **11** Distance From Subject: **9.66 (miles)**
 Address: **130 PENN ST, EL SEGUNDO, CA 90245-3907**
 Owner Name: **PENNROSE STUDIOS LLC**
 Seller Name: **SMOKY HOLLOW LLC**
 APN: **4135-019-019** Map Reference: **56-B6 / 732-F2** Building Area: **3,320**
 County: **LOS ANGELES, CA** Census Tract: **6200.02** Total Rooms/Offices:
 Subdivision: **EL SEGUNDO** Zoning: **ESM-1*** Total Restrooms:
 Rec Date: **07/30/2014** Prior Rec Date: **11/21/2012** Yr Built/Eff: **1956 / 1956**
 Sale Date: **03/11/2014** Prior Sale Date: **06/20/2012** Air Cond:
 Sale Price: **\$1,800,000** Prior Sale Price: **\$475,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **789123** Acres: **0.26**
 1st Mtg Amt: **\$1,665,000** Lot Area: **11,444**
 Total Value: **\$954,312** # of Stories: **2.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **12** Distance From Subject: **10.63 (miles)**
 Address: **18803 CORBY AVE, ARTESIA, CA 90701-5625**
 Owner Name: **J & L VICTOR LLC**
 Seller Name: **BRALY R E & M A TRUST**
 APN: **7039-014-006** Map Reference: **81-A1 / 766-H2** Building Area: **3,200**
 County: **LOS ANGELES, CA** Census Tract: **5549.00** Total Rooms/Offices:
 Subdivision: **ARTESIA** Zoning: **ATM1*** Total Restrooms:
 Rec Date: **06/06/2014** Prior Rec Date: **06/04/1986** Yr Built/Eff: **1973 / 1973**
 Sale Date: **06/04/2014** Prior Sale Date:
 Sale Price: **\$605,000** Prior Sale Price:
 Sale Type: **FULL** Prior Sale Type:
 Document #: **585230** Acres: **0.18**
 1st Mtg Amt: **\$325,000** Lot Area: **7,734**
 Total Value: **\$353,775** # of Stories: **1.00**
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **13** Distance From Subject: **10.69 (miles)**
 Address: **7930 CHATFIELD AVE, WHITTIER, CA 90606-2404**
 Owner Name: **BROWN DEVON P & KIM**
 Seller Name: **FRALICK 1983 FAMILY TRUST**
 APN: **8173-038-051** Map Reference: **55-C6 / 677-A7** Building Area: **3,270**
 County: **LOS ANGELES, CA** Census Tract: **5021.00** Total Rooms/Offices:
 Subdivision: **CLOUSE 40 AC ALLOT** Zoning: **LCM1BE*** Total Restrooms:
 Rec Date: **12/12/2014** Prior Rec Date: Yr Built/Eff: **1960 / 1962**
 Sale Date: **09/18/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$365,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1348170** Acres: **0.14**
 1st Mtg Amt: **\$247,500** Lot Area: **6,202**
 Total Value: **\$64,956** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **14** Distance From Subject: **10.7 (miles)**
 Address: **2449 ALTMAN ST, LOS ANGELES, CA 90031-1048**
 Owner Name: **BIRKDALE HOLDING CO LLC**
 Seller Name: **MISSION KLEENSWEEP PRODUCTS**
 APN: **5445-003-037** Map Reference: **35-E4 / 594-G5** Building Area: **3,240**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5963** Zoning: **LACM** Total Restrooms:
 Rec Date: **11/20/2014** Prior Rec Date: **12/30/1996** Yr Built/Eff: **1953 /**
 Sale Date: **11/12/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$1,030,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1243465** Acres: **0.44**
 1st Mtg Amt: Lot Area: **19,050**
 Total Value: **\$363,176** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **15** Distance From Subject: **10.72 (miles)**
 Address: **2427 BIRKDALE ST, LOS ANGELES, CA 90031**
 Owner Name: **BIRKDALE HOLDING CO LLC**
 Seller Name: **PI PROPERTIES 27 LLC**
 APN: **5445-003-019** Map Reference: **35-E4 / 594-G5** Building Area: **3,440**
 County: **LOS ANGELES, CA** Census Tract: **1972.00** Total Rooms/Offices:
 Subdivision: **5963** Zoning: **LACM** Total Restrooms:
 Rec Date: **08/14/2014** Prior Rec Date: **04/15/2013** Yr Built/Eff: **1967 / 1967**
 Sale Date: **08/07/2014** Prior Sale Date: **03/29/2013** Air Cond:
 Sale Price: **\$2,550,000** Prior Sale Price: **\$1,240,000** Pool:
 Sale Type: **FULL** Prior Sale Type: **FULL** Roof Mat:
 Document #: **850548** Acres: **0.11**
 1st Mtg Amt: **\$1,610,000** Lot Area: **4,837**
 Total Value: **\$167,757** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: **16** Distance From Subject: **10.89 (miles)**
 Address: **1260 N SAN FERNANDO RD, LOS ANGELES, CA 90065-1151**
 Owner Name: **MITCHELL FLYER INC**
 Seller Name: **CHAVEZ 1982 TRUST**
 APN: **5454-035-026** Map Reference: **35-E4 / 594-H5** Building Area: **3,332**
 County: **LOS ANGELES, CA** Census Tract: **1852.03** Total Rooms/Offices:
 Subdivision: **MACKAYE** Zoning: **LAMR1** Total Restrooms:
 Rec Date: **10/16/2014** Prior Rec Date: **03/24/1999** Yr Built/Eff: **1940 / 1946**
 Sale Date: **10/02/2014** Prior Sale Date: Air Cond:
 Sale Price: **\$300,000** Prior Sale Price: Pool:
 Sale Type: **FULL** Prior Sale Type: Roof Mat:
 Document #: **1094587** Acres: **0.12**
 1st Mtg Amt: Lot Area: **5,035**
 Total Value: **\$157,443** # of Stories:
 Land Use: **LIGHT INDUSTRIAL** Park Area/Cap#: **/**

Comp #: 17 Distance From Subject: 11.16 (miles)
 Address: 13055 ROSECRANS AVE, SANTA FE SPRINGS, CA 90670-4930
 Owner Name: M3 MANAGEMENT II LLC
 Seller Name: FIP ROSECRANS II LLC
 APN: 8059-002-083 Map Reference: 82-C2 / 737-B3 Building Area: 3,200
 County: LOS ANGELES, CA Census Tract: 5041.02 Total Rooms/Offices:
 Subdivision: LOS COYOTES RHO Zoning: SSM1-BP* Total Restrooms:
 Rec Date: 04/25/2014 Prior Rec Date: 07/12/2006 Yr Built/Eff: 1971 / 2005
 Sale Date: 04/21/2014 Prior Sale Date: 07/04/2006 Air Cond:
 Sale Price: \$4,695,000 Prior Sale Price: \$3,150,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 429619 Acres: 1.49
 1st Mtg Amt: \$2,347,500 Lot Area: 64,946
 Total Value: \$551,507 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 18 Distance From Subject: 11.48 (miles)
 Address: 3006 N COOLIDGE AVE, LOS ANGELES, CA 90039-3414
 Owner Name: MEZZANINE MEDIA LLC
 Seller Name: CORTEZ FAMILY TRUST
 APN: 5442-022-002 Map Reference: 35-D3 / 594-F4 Building Area: 2,920
 County: LOS ANGELES, CA Census Tract: 1872.00 Total Rooms/Offices:
 Subdivision: 5485 Zoning: LACM Total Restrooms:
 Rec Date: 10/03/2014 Prior Rec Date: 05/17/2001 Yr Built/Eff: 2002 / 2002
 Sale Date: 09/18/2014 Prior Sale Date: 04/25/2001 Air Cond:
 Sale Price: \$1,175,000 Prior Sale Price: \$102,000 Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1049719 Acres: 0.12
 1st Mtg Amt: \$700,000 Lot Area: 5,206
 Total Value: \$337,329 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 19 Distance From Subject: 11.63 (miles)
 Address: 1603 CHESTNUT ST, ALHAMBRA, CA 91803-1603
 Owner Name: ALHAMBRA UNIFIED SCHOOL DISTRI
 Seller Name: SAMS W D LIVING TRUST
 APN: 5343-002-015 Map Reference: 37-B5 / 595-J6 Building Area: 3,112
 County: LOS ANGELES, CA Census Tract: 4809.01 Total Rooms/Offices:
 Subdivision: KOENIG Zoning: ALMPD* Total Restrooms: 1.00
 Rec Date: 08/29/2014 Prior Rec Date: 07/25/2006 Yr Built/Eff: 1949 /
 Sale Date: 05/16/2014 Prior Sale Date: 04/27/2006 Air Cond:
 Sale Price: \$498,000 Prior Sale Price: \$810,000 Pool:
 Sale Type: FULL Prior Sale Type: Roof Mat:
 Document #: 914857 Acres: 0.17
 1st Mtg Amt: Lot Area: 7,499
 Total Value: \$409,851 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

Comp #: 20 Distance From Subject: 12.97 (miles)
 Address: 9316 KLINGERMAN ST, SOUTH EL MONTE, CA 91733-2504
 Owner Name: WANG ZELIN
 Seller Name: PRLICH JOHN M FAMILY TRUST
 APN: 5281-021-014 Map Reference: 47-B2 / 636-J3 Building Area: 3,200
 County: LOS ANGELES, CA Census Tract: 4335.01 Total Rooms/Offices:
 Subdivision: 10492 Zoning: SEM* Total Restrooms: 2.00
 Rec Date: 12/19/2014 Prior Rec Date: Yr Built/Eff: 1961 /
 Sale Date: 12/11/2014 Prior Sale Date: Air Cond:
 Sale Price: \$1,100,000 Prior Sale Price: Pool:
 Sale Type: FULL Prior Sale Type: FULL Roof Mat:
 Document #: 1384768 Acres: 0.46
 1st Mtg Amt: \$550,000 Lot Area: 20,112
 Total Value: \$82,153 # of Stories:
 Land Use: LIGHT INDUSTRIAL Park Area/Cap#: /

EXHIBIT D

ASSIGNED INSPECTOR: MARIAN PODPORA
JOB ADDRESS: 1673 EAST 108TH STREET, LOS ANGELES, CA
ASSESSORS PARCEL NO. (APN): 6065-022-005

Date: February 9, 2015

CASE#: 487087
ORDER NO: A-3170116

EFFECTIVE DATE OF ORDER TO COMPLY: December 26, 2012
COMPLIANCE EXPECTED DATE: January 9, 2013
DATE COMPLIANCE OBTAINED: No Compliance to Date

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3170116

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

HELENA JUBANY
PRESIDENT
VAN AMBATIELOS
VICE-PRESIDENT
E. FELICIA BRANNON
VICTOR H. CUEVAS
SEPAND SAMZADEH

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

COMMUNITY SELF DETERMINATION INSTITUTION
9101 HOOPER AVE
LOS ANGELES, CA 90002

CASE #: 487087
ORDER #: A-3170116
EFFECTIVE DATE: December 26, 2012
COMPLIANCE DATE: January 09, 2013

OWNER OF

SITE ADDRESS: 1673 E 108TH ST
ASSESSORS PARCEL NO.: 6065-022-005
ZONE: M1; Limited Industrial Zone

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

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

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

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

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

VIOLATION(S):

1. Right of entry for inspection.

You are therefore ordered to: Allow the representative from the Los Angeles Department of Building and Safety to enter the property and conduct an inspection.

Code Section(s) in Violation: 98.0105, 91.103.1, 93.0104, 94.103.1.1, 95.112.1, 12.21A.1.(a) of the L.A.M.C.

2. Construction work is being performed without the required permits.

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

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

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

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



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**
JOB ADDRESS: **1673 EAST 108TH STREET, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **6065-022-005**

Date: **February 9, 2015**

CASE#: **487087**
ORDER NO: **A-3258633**

EFFECTIVE DATE OF ORDER TO COMPLY: **May 29, 2013**
COMPLIANCE EXPECTED DATE: **June 28, 2013**
DATE COMPLIANCE OBTAINED: **No Compliance to Date**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3258633

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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

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

SUBSTANDARD ORDER-SUPPLEMENTAL

COMMUNITY SELF DETERMINATION INSTITUTION
9101 HOOPER AVE
LOS ANGELES, CA 90002

CASE #: 487087

ORDER #: A-3258633

EFFECTIVE DATE: May 29, 2013

COMPLIANCE DATE: June 28, 2013

OWNER OF

SITE ADDRESS: 1673 E 108TH ST
ASSESSORS PARCEL NO.: 6065-022-005
ZONE: M1; Limited Industrial Zone

CASE #
MSP <i>D</i>
CARTS
PCIS
CRAT



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.

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

This order is a supplement to any and all preceding orders issued by the Department of Building and Safety relative to the case number noted above. You are hereby required to comply with the terms of this and all preceding orders.

As a result of an inspection of the property (Site Address) listed above, this office has determined the building(s) to be SUBSTANDARD as pursuant to the provisions of Division 89 of Article 1 of Chapter IX of the Los Angeles Municipal Code (L.A.M.C.). You are therefore ordered to secure all required permits and begin the necessary work to eliminate the following code violations within 30 days from the effective date of this order. All necessary work shall be completed within 90 days from the effective date of this order. If the necessary permits are not obtained or the required work is not physically commenced within 45 days from the effective date of this order, the Department of Building and Safety may order the owner to cause the building(s) to be vacated.

VIOLATION(S):

- 1. The building or premises is Substandard due to inadequate sanitation caused by general dilapidation or improper maintenance.**

You are therefore ordered to: Abate all Substandard conditions which are causing inadequate sanitation and maintain the building or premises in good repair

Code Section(s) in Violation: 91.8902.1 #13 91.8902, 91.103.1, 12.17.6A and 12.21A.1.(a) of the L.A.M.C.

Location: Two buildings on rear yard of the property.

- 2. Construction work is being performed without the required permits.**

You are therefore ordered to: 1) Stop all work being performed without the required permit(s).
2) Obtain all required permits and approvals prior to commencing any work.

Code Section(s) in Violation: 91.104.2.4, 91.106.1.1, 93.0310A, 94.102.2.3 and 95.108.5 of the L.A.M.C.

- 3. Rubbish, garbage, trash and debris on the premises.**



CODE ENFORCEMENT BUREAU

For routine City business and non-emergency services: Call 3-1-1

www.ladbs.org

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

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

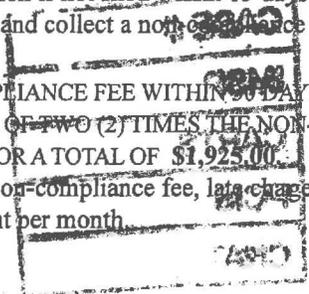
NOTE: A certificate has been filed with the County Recorder noting the above substandard condition.

NON-COMPLIANCE FEE WARNING:

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

A proposed noncompliance fee in the amount of **\$550.00** may be imposed for failure to comply with the order within 15 days after the compliance date specified in the order or unless an appeal or request for slight modification is filed within 15 days of the compliance date.

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



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

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

PENALTY WARNING:

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

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 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.

NOTICE:

Relocation assistance may be required if a tenant is evicted in order to comply with an order from a governmental agency (LAMC 151.09.A.11 & 161.03) For information, call the Los Angeles Housing Department (LAHD) at (213) 808-8888 or go to: <http://lahd.lacity.org>

