

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

VAN AMBATIELOS  
PRESIDENT

E. FELICIA BRANNON  
VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL  
GEORGE HOVAGUIMIAN  
JAVIER NUNEZ

CITY OF LOS ANGELES  
CALIFORNIA



ERIC GARCETTI  
MAYOR

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

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

FRANK BUSH  
EXECUTIVE OFFICER

February 18, 2015

Council District: # 15

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

JOB ADDRESS: **1664 WEST 221<sup>ST</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7346-018-001**

On December 12, 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: **1664 West 221<sup>st</sup> Street, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

Pursuant to Section 98.0421, the property owner was issued an order on December 12, 2011, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<u>Description</u>	<u>Amount</u>
Code Violation Investigation fee	336.00
System Development Surcharge	20.16
System Development Surcharge late fee	50.40
Late Charge/Collection fee (250%)	840.00
Accumulated Interest (1%/month)	448.54
Title Report fee	42.00
<b>Grand Total</b>	<b>\$ 1,737.10</b>

Pursuant to the authority granted by Section 7.35.3 of the Los Angeles Administrative Code, it is proposed a lien for a total sum of **\$1,737.10** recorded against the property. It is requested that the Honorable City Council of the City of Los Angeles (the "City Council") designate the time and place protest can be heard concerning this matter, as set forth in Sections 7.35.3 and 7.35.5 of the Los Angeles Administrative Code.

It is further requested that the City Council instruct the Department to deposit to Dept 08, Fund 48R, Balance Sheet Account 2200, any payment received against this lien in the amount of **\$1,737.10** 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

Lien confirmed by  
City Council on:

ATTEST: HOLLY L. WOLCOTT, CITY CLERK

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. T10822  
 Dated as of: 09/24/2014

Prepared for: City of Los Angeles

**SCHEDULE A**

(Reported Property Information)

APN #: 7346-018-001

Property Address: 1664 W 221ST ST

City: Los Angeles

County: Los Angeles

**VESTING INFORMATION**

Type of Instrument GRANT DEED

Grantor: MANUEL M. BURROLA AND CHERYL M. BURROLA, AS TRUSTEES OF THE MANUEL M. BURROLA AND CHERYL M. BURROLA 1992 REVOCABLE TRUST (CREATED BY A DECLARATION OF TRUST DATED JANUARY 31, 1992)

Grantee: DAVID LACAYO AND MIREYA BAUTISTA, HUSBAND AND WIFE AS JOINT TENANTS

Instrument: 06/1906004

Book/Page: N/A

Dated: 07/24/2006

Recorded: 08/28/2006

MAILING ADDRESS: DAVID LACAYO AND MIREYA BAUTISTA  
 P.O. BOX 261057, LOS ANGELES, CA 90026.

**SCHEDULE B**

**LEGAL DESCRIPTION**

LOT 71 OF TRACT 4529, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 50, PAGE(S) 64 THROUGH 66 INCLUSIVE OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**MORTGAGES/LIENS**

Type of Instrument DEED OF TRUST

Trustor/Mortgagor: DAVID LACAYO AND MIREYA BAUTISTA, HUSBAND AND WIFE AS JOINT TENANTS

Lender/Beneficiary: WASHINGTON MUTUAL BANK, FA

Trustee: CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP.

Instrument: 06/1906005

Book/Page: N/A

Amount: \$426,000.00

Open Ended: NO

Dated: 08/11/2006

Recorded: 08/28/2006

**SCHEDULE B (Continued)**

**Maturity Date:** 09/01/2036

**MAILING ADDRESS:** WASHINGTON MUTUAL BANK FA, 2210 ENTERPRISE DR,  
FLORENCE, SC 29601 DOC OPS M/S FSCE 440.

**MAILING ADDRESS:** DAVID LACAYO AND MIREYA BAUTISTA, HUSBAND AND  
WIFE AS JOINT TENANTS, 1664 W 221 ST. TORRANCE, CA 90501 **OWNER**

**MAILING ADDRESS:** WASHINGTON MUTUAL BANK, FA, 2273 N. GREEN VALLEY  
PARKWAY, SUITE 14, HENDERSON, NV 89014.

SAID DEED OF TRUST IS SUBJECT TO A CORPORATE ASSIGNMENT OF DEED OF TRUST, FROM  
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL  
BANK F/K/A WASHINGTON MUTUAL BANK, FA, BY JPMORGAN CHASE BANK, NATIONAL  
ASSOCIATION (ASSIGNOR) TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION (ASSIGNEE),  
DATED 05/22/2013 RECORDED 06/05/2013 AS INSTRUMENT NO. 20130842674

**MAILING ADDRESS:** JPMORGAN CHASE BANK, NA, C/O NTC 2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683.

**MAILING ADDRESS:** FEDERAL DEPOSIT INSURANCE CORPORATION, AS  
RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK,  
FA, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 700 KANSAS LANE,  
MC 8000, MONROE, LA, 71203

**MAILING ADDRESS:** JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, 700  
KANSAS LANE, MC 8000, MONROE, LA 71203.

FATCOLA/RESALE

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RECORDING REQUESTED BY

AND WHEN RECORDED MAIL TO:

David Lacayo  
Mireya Bautista

P.O. Box 261057  
Los Angeles, CA 90026

06 1906004

A.P.N.: 7346-018-001

Order No.: 2411624-43

Space Above This Line for Recorder's Use Only

Escrow No.: 069739-LZ

GRANT DEED

(40) (44)

THE UNDERSIGNED GRANTOR(S) DECLARE(S) THAT DOCUMENTARY TRANSFER TAX IS: COUNTY \$585.75 & CITY \$2,396.25

- 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, and

FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged,  
Manuel M. Burrola and Cheryl M. Burrola, as trustees of the Manuel M. Burrola and Cheryl M. Burrola 1992 Revocable Trust (created by a Declaration of Trust dated January 31, 1992)

hereby GRANT(S) to **David Lacayo and Mireya Bautista**, husband and wife as joint tenants

the following described property in the City of Los Angeles, County of Los Angeles State of California;

Lot 71 of Tract 4529, in the City of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 50, Page(s) 64 through 66 inclusive of Maps, in the Office of the County Recorder of said County.

SELLER(S):

Manuel M. Burrola and Cheryl M. Burrola, as trustees of the Manuel M. Burrola and Cheryl M. Burrola 1992 Revocable Trust (created by a Declaration of Trust dated January 31, 1992)

By: Manuel M Burrola  
Manuel M. Burrola, Trustee

By: Cheryl M Burrola  
Cheryl M. Burrola, Trustee

Document Date: July 24, 2006

STATE OF CALIFORNIA ) SS

COUNTY OF Los Angeles )

On July 24, 2006 before me, Lori Avila, Notary Public  
personally appeared Manuel M. Burrola & Cheryl M. Burrola,  
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]



Mail Tax Statements to: SAME AS ABOVE or Address Noted Below

08/28/06

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Recording Requested By:  
WASHINGTON MUTUAL BANK FA

Return To:  
WASHINGTON MUTUAL BANK FA  
2210 ENTERPRISE DR  
FLORENCE, SC 29501  
DOC OPS M/S FSCE 440

06 1906005

Prepared By:  
ARLAIN LEWIS

2411624-43

(Space Above This Line For Recording Data)

ZCA1  
M39

# DEED OF TRUST

3010270720-888

7346-18-1

## 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 AUGUST 11, 2006 together with all Riders to this document.

(B) "Borrower" is DAVID LACAYO AND, MIREYA BAUTISTA, HUSBAND AND WIFE AS JOINT TENANTS

Borrower's address is 1864 W 221 ST, TORRANCE, CA 90501

Borrower is the trustor under this Security Instrument.

(C) "Lender" is WASHINGTON MUTUAL BANK, FA

Lender is a FEDERAL SAVINGS BANK organized and existing under the laws of THE UNITED STATES OF AMERICA

CALIFORNIA - Single Family - Fannie Mae/Freddie Mac UNIFORM INSTRUMENT

Form 3005 1/01

VMP - 6(CA) (0207)

Page 1 of 15

Initials:

*[Signature]* MB

VMP MORTGAGE FORMS - (800)521-7291



08/28/06

Lender's address is 2273 N. GREEN VALLEY PARKWAY, SUITE 14, HENDERSON, NV 89014

Lender is the beneficiary under this Security Instrument.

(D) "Trustee" is CALIFORNIA RECONVEYANCE COMPANY, A CALIFORNIA CORP

(E) "Note" means the promissory note signed by Borrower and dated AUGUST 11, 2006

The Note states that Borrower owes Lender FOUR HUNDRED TWENTY SIX THOUSAND AND 00/100 Dollars

(U.S. \$ 426,000.00 ) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than SEPTEMBER 01, 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
- Balloon Rider
- 1-4 Family Rider
- Condominium Rider
- Planned Unit Development Rider
- Biweekly Payment Rider
- Second Home Rider
- Other(s) [specify]

(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.

(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.

(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

Initials:                      

06 1906005

08/28/06

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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 :

[Type of Recording Jurisdiction]

[Name of Recording Jurisdiction]

THE LEGAL DESCRIPTION IS ATTACHED HERETO AS A SEPARATE EXHIBIT "A" AND IS MADE A PART HEREOF.

Parcel ID Number: 7346-018-001  
1664 WEST 221ST STREET  
TORRANCE  
("Property Address"):

which currently has the address of  
[Street]  
[City], California 90501 [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.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

I. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the

MP-6(CA) (0207)

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Initials: MB

Form 3005 1/01

06 1906005

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ZCA2

Without conveyance of the Property, the successor trustee shall succeed to all the title, powers and duties conferred upon the Trustee herein and by Applicable Law. This procedure for substitution of trustee shall govern to the exclusion of all other provisions for substitution.

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.

Witnesses:

\_\_\_\_\_  (Seal)  
 -Borrower  
 DAVID LACAYO

\_\_\_\_\_  (Seal)  
 -Borrower  
 MIREYA BAUTISTA

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
 -Borrower -Borrower

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
 -Borrower -Borrower

\_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)  
 -Borrower -Borrower

06 1906005

08/28/06

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State of California  
County of LOS ANGELES

} ss.

On August 22, 2006

before me, Karen B. West, Notary Public  
personally appeared

DAVID LACAYO, MIREYA BAUTISTA

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.

Karen B. West (Seal)



WMP-6(CA) (0207)

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Initials

[Signature] mb

Form 3005 1/01

06 1906005

08/28/06

[RECORDING REQUESTED BY]  
NATIONWIDE TITLE CLEARING  
[AND WHEN RECORDED MAIL TO]  
JPMorgan Chase Bank, NA  
C/O NTC 2100 Alt. 19 North  
Palm Harbor, FL 34683

Loan #: 3010270720



**CORPORATE ASSIGNMENT OF DEED OF TRUST**

Contact JPMORGAN CHASE BANK, N.A. for this instrument 780 Kansas Lane, Suite A, Monroe, LA 71203, telephone # (866) 756-8747, which is responsible for receiving payments.

FOR GOOD AND VALUABLE CONSIDERATION, the sufficiency of which is hereby acknowledged, the undersigned, FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA, 71203, (ASSIGNOR), by these presents does convey, grant, assign, transfer and set over the described Deed of Trust without recourse, representation or warranty, together with all right, title and interest secured thereby, all liens, and any rights due or to become due thereon to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, WHOSE ADDRESS IS 700 Kansas Lane, MC 8000, MONROE, LA 71203 (866)756-8747, ITS SUCCESSORS OR ASSIGNS, (ASSIGNEE).

Said Deed of Trust made by DAVID LACAYO AND MIREYA BAUTISTA and recorded on 08/28/2006 as Instrument # 06 1906005, in Book n/a, Page n/a in the office of the LOS ANGELES County Recorder, CA.

Property more commonly known as: 1664 WEST 221ST STREET, TORRANCE, CA 90501

This Assignment is made without recourse, representation or warranty, express or implied, by the FDIC in its corporate capacity or as Receiver.

This Assignment is intended to further memorialize the transfer that occurred by operation of law on September 25, 2008 as authorized by Section 11(d)(2)(G)(i)(II) of the Federal Deposit Insurance Act, 12 U.S.C. §1821 (d)(2)(G)(i)(II)

IN WITNESS WHEREOF, this Assignment is executed on 05 22 2013 (MM/DD/YYYY)  
FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA, by JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, its Attorney-in-Fact POA RECORDED: 11/07/2012 DOC#: 20121694975

By: [Signature]  
Lance J. C...  
VICE PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF LOUISIANA  
PARISH OF OUACHITA

On 05 22 2013 (MM/DD/YYYY), before me appeared [Signature], to me personally known, who did say that he/she/they is/are the VICE PRESIDENT of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION as Attorney-in-Fact for FEDERAL DEPOSIT INSURANCE CORPORATION, AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA and that the instrument was signed on behalf of the corporation (or association), by authority from its board of directors, and that he/she/they acknowledged the instrument to be the free act and deed of the corporation (or association).

[Signature]  
Helen P. Tubbs  
Notary Public - State of LOUISIANA  
Commission expires: Upon My Death

HELEN P. TUBBS  
OUACHITA PARISH, LOUISIANA  
LIFETIME COMMISSION  
NOTARY ID# 40392

Document Prepared By: E.Lance/NTC, 2100 Alt. 19 North, Palm Harbor, FL 34683 (800)346-9152  
JPCAS 20456189 - WAMU CJ5013187 T2213051211 [C] FRMCA1\_JPCAS3



# EXHIBIT B

ASSIGNED INSPECTOR: **MARIAN PODPORA**  
JOB ADDRESS: **1664 WEST 221<sup>ST</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7346-018-001**

Date: February 18, 2015

Last Full Title: **09/24/2014**

Last Update to Title:

.....

## LIST OF OWNERS AND INTERESTED PARTIES

- 1). DAVID LACAYO AND MIREYA BAUTISTA  
P.O. BOX 261057  
LOS ANGELES, CA 90026-0730  
CAPACITY: OWNERS
  
- 2). DAVID LACAYO AND MIREYA BAUTISTA  
1664 W. 221<sup>ST</sup> STREET  
TORRANCE, CA 90501  
CAPACITY: OWNERS
  
- 3). WASHINGTON MUTUAL BANK, F.A.  
DOC. OPS. M/S FSCE 440  
2210 ENTERPRISE DRIVE  
FLORENCE, SC 29601  
CAPACITY: INTERESTED PARTIES
  
- 4). WASHINGTON MUTUAL BANK, F.A.  
2273 N. GREEN VALLEY PARKWAY, SUITE 14  
HENDERSON, NV 89014  
CAPACITY: INTERESTED PARTIES
  
- 5). J.P. MORGAN CHASE BANK, N.A., C/O NTC  
2100 ALT. 19 NORTH  
PALM HARBOR, FL 34683  
CAPACITY: INTERESTED PARTIES
  
- 6). J.P. MORGAN CHASE BANK  
700 KANSAS LANE, MC 8000  
MONROE, LA 71203  
CAPACITY: INTERESTED PARTIES

# Property Detail Report

For Property Located At:  
**1664 W 221ST ST, TORRANCE, CA 90501-4107**



## Owner Information

Owner Name: LACAYO DAVID/BAUTISTA MIREYA  
 Mailing Address: PO BOX 261057, LOS ANGELES CA 90026-0730 B019  
 Vesting Codes: HW // JT

## Location Information

Legal Description:	TRACT NO 4529 LOT 71	APN:	7346-018-001
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	2932.01 / 2	Subdivision:	4529
Township-Range-Sect:		Map Reference:	68-E5 / 763-J7
Legal Book/Page:	50-64	Tract #:	4529
Legal Lot:	71	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	122	Munic/Township:	
Neighbor Code:			

## Owner Transfer Information

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

## Last Market Sale Information

Recording/Sale Date:	08/28/2006 / 07/24/2006	1st Mtg Amount/Type:	\$426,000 / CONV
Sale Price:	\$532,500	1st Mtg Int. Rate/Type:	7.61 / ADJ
Sale Type:	FULL	1st Mtg Document #:	1906005
Document #:	1906004	2nd Mtg Amount/Type:	\$55,446 / CONV
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$407.42
New Construction:		Multi/Split Sale:	

Title Company: FIRST AMERICAN TITLE/LOS ANGEL  
 Lender: WASHINGTON MUTUAL BK FA  
 Seller Name: BURROLA M M & C M 1992 TRUST

## Prior Sale Information

Prior Rec/Sale Date:	02/11/1992 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	226966	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	DEED (REG)		

## Property Characteristics

Gross Area:		Parking Type:	ATTACHED GARAGE	Construction:	
Living Area:	1,307	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	3 /	Basement Type:		Air Cond:	
Year Built / Eff:	1953 / 1970	Roof Type:		Style:	CONVENTIONAL
Fireplace:	/	Foundation:	RAISED	Quality:	
# of Stories:	1.00	Roof Material:	GRAVEL & ROCK	Condition:	
Other Improvements:	FENCE				

## Site Information

Zoning:	LAR1	Acres:	0.21	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	9,054	Lot Width/Depth:	50 x 180	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:	CORNER			Sewer Type:	TYPE UNKNOWN

## Tax Information

Total Value:	\$478,700	Assessed Year:	2014	Property Tax:	\$6,238.55
Land Value:	\$362,500	Improved %:	24%	Tax Area:	19
Improvement Value:	\$116,200	Tax Year:	2014	Tax Exemption:	
Total Taxable Value:	\$478,700				

## Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

**1664 W 221ST ST, TORRANCE, CA 90501-4107**

**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	\$532,500	\$130,000	\$736,000	\$387,100
Bldg/Living Area	1,307	1,127	1,455	1,244
Price/Sqft	\$407.42	\$104.96	\$598.37	\$313.24
Year Built	1953	1896	1984	1943
Lot Area	9,054	3,504	221,054	16,980
Bedrooms	4	1	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$478,700	\$29,548	\$796,000	\$248,388
Distance From Subject	0.00	5.68	65.02	24.99

\*= 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
<b>Subject Property</b>										
		1664 W 221ST ST	\$532,500	1953	4	3	08/28/2006	1,307	9,054	0.0
<b>Comparables</b>										
<input checked="" type="checkbox"/>	1	15754 TUBA ST	\$330,000	1958	3	2	12/29/2014	1,168	8,617	31.18
<input checked="" type="checkbox"/>	2	2729 S HARCOURT AVE	\$435,000	1923	3	2	12/24/2014	1,188	5,202	14.23
<input checked="" type="checkbox"/>	3	1410 GRANDVIEW AVE	\$660,000	1936	3	1	12/29/2014	1,200	6,073	23.8
<input checked="" type="checkbox"/>	4	37928 PALM VISTA AVE	\$148,000	1954	4	3	12/26/2014	1,410	6,315	52.74
<input checked="" type="checkbox"/>	5	7107 ANDASOL AVE	\$480,000	1951	3	1	12/26/2014	1,156	8,280	28.28
<input checked="" type="checkbox"/>	6	1203 S CATALINA ST	\$480,000	1896	3	1	12/24/2014	1,452	5,913	15.35
<input checked="" type="checkbox"/>	7	5906 ERNEST AVE	\$560,000	1936	3	1	12/26/2014	1,288	4,997	14.89
<input checked="" type="checkbox"/>	8	16150 SIGMAN ST	\$250,000	1955	3	2	12/29/2014	1,138	6,573	23.47
<input checked="" type="checkbox"/>	9	7146 RANCHITO AVE	\$352,000	1948	1	1	12/29/2014	1,127	8,523	26.83
<input checked="" type="checkbox"/>	10	571 W 8TH ST	\$425,000	1910	3	2	12/29/2014	1,455	5,001	6.3
<input checked="" type="checkbox"/>	11	1231 OLYMPUS AVE	\$410,000	1955	3	2	12/26/2014	1,127	6,087	23.44
<input checked="" type="checkbox"/>	12	14437 GREENLEAF ST	\$736,000	1927	2	2	09/05/2014	1,230	6,807	23.6
<input checked="" type="checkbox"/>	13	11730 STRATHERN ST	\$385,000	1954	2	2	12/26/2014	1,165	6,150	27.26
<input checked="" type="checkbox"/>	14	2749 SAN FRANCISCO AVE	\$371,000	1946	3	2	12/29/2014	1,176	3,504	6.14
<input checked="" type="checkbox"/>	15	139 E AVENUE R4	\$147,000	1984	3	3	12/29/2014	1,386	6,989	52.29
<input checked="" type="checkbox"/>	16	676 MAYFAIR AVE	\$285,000	1956	3	2	12/29/2014	1,147	6,307	34.88
<input checked="" type="checkbox"/>	17	1865 W 39TH ST	\$330,000	1923	3	1	12/18/2014	1,140	5,202	13
<input checked="" type="checkbox"/>	18	48761 110TH ST W	\$130,000	1956	2	1	12/30/2014	1,129	221,054	65.02
<input checked="" type="checkbox"/>	19	13616 ARDATH AVE	\$318,000	1956	3	2	12/26/2014	1,390	5,607	5.68
<input checked="" type="checkbox"/>	20	7430 OGELSBY AVE	\$510,000	1951	4	2	05/30/2014	1,415	6,402	11.52

# Comparable Sales Report

For Property Located At



**1664 W 221ST ST, TORRANCE, CA 90501-4107**

**20 Comparable(s) Selected.**

Report Date: 02/17/2015

*Summary Statistics:*

	<b>Subject</b>	<b>Low</b>	<b>High</b>	<b>Average</b>
Sale Price	\$532,500	\$130,000	\$736,000	\$387,100
Bldg/Living Area	1,307	1,127	1,455	1,244
Price/Sqft	\$407.42	\$104.96	\$598.37	\$313.24
Year Built	1953	1896	1984	1943
Lot Area	9,054	3,504	221,054	16,980
Bedrooms	4	1	4	3
Bathrooms/Restrooms	3	1	3	2
Stories	1.00	1.00	2.00	1.06
Total Value	\$478,700	\$29,548	\$796,000	\$248,388
Distance From Subject	0.00	5.68	65.02	24.99

\*= user supplied for search only

Comp #:1 Distance From Subject:31.18 (miles)  
 Address: 15754 TUBA ST, NORTH HILLS, CA 91343-1528  
 Owner Name: ALAJAJYAN SARKIS  
 Seller Name: ZADIKIAN MARIE K  
 APN: 2661-017-001 Map Reference: 8-B3 / 501-G4 Living Area: 1,168  
 County: LOS ANGELES, CA Census Tract: 1098.00 Total Rooms: 5  
 Subdivision: 22382 Zoning: LARS Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 07/11/2003 Bath(F/H): 2 /  
 Sale Date: 12/16/2014 Prior Sale Date: 06/19/2003 Yr Built/Eff: 1958 / 1965  
 Sale Price: \$330,000 Prior Sale Price: \$315,000 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1412484 Acres: 0.20 Fireplace: /  
 1st Mtg Amt: Lot Area: 8,617 Pool:  
 Total Value: \$365,336 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:2 Distance From Subject:14.23 (miles)  
 Address: 2729 S HARCOURT AVE, LOS ANGELES, CA 90016-2828  
 Owner Name: BARNES JESSICA  
 Seller Name: TRISTAR PROPERTY INVESTMENTS L  
 APN: 5057-014-023 Map Reference: 43-A5 / 633-D7 Living Area: 1,188  
 County: LOS ANGELES, CA Census Tract: 2197.00 Total Rooms: 6  
 Subdivision: 1601 Zoning: LAR2 Bedrooms: 3  
 Rec Date: 12/24/2014 Prior Rec Date: 06/02/2014 Bath(F/H): 2 /  
 Sale Date: 12/08/2014 Prior Sale Date: 05/15/2014 Yr Built/Eff: 1923 / 1923  
 Sale Price: \$435,000 Prior Sale Price: \$180,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1403470 Acres: 0.12 Fireplace: /  
 1st Mtg Amt: \$413,250 Lot Area: 5,202 Pool:  
 Total Value: \$29,548 # of Stories: 1.00 Roof Mat: ROLL  
 Land Use: SFR Park Area/Cap#: / 2 Parking: COMPOSITION  
 PARKING AVAIL

Comp #:3 Distance From Subject:23.8 (miles)  
 Address: 1410 GRANDVIEW AVE, GLENDALE, CA 91201-1418  
 Owner Name: JUST SAMUEL A & DANIELLE C  
 Seller Name: EDINCHIKYAN KAZAROS & NARINE  
 APN: 5628-006-038 Map Reference: 25-A1 / 564-B1 Living Area: 1,200  
 County: LOS ANGELES, CA Census Tract: 3012.05 Total Rooms: 6  
 Subdivision: Zoning: GLR1\* Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 08/28/2013 Bath(F/H): 1 /  
 Sale Date: 12/19/2014 Prior Sale Date: 08/23/2013 Yr Built/Eff: 1936 / 1936  
 Sale Price: \$660,000 Prior Sale Price: \$500,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1411590 Acres: 0.14 Fireplace: Y / 1  
 1st Mtg Amt: \$417,001 Lot Area: 6,073 Pool:  
 Total Value: \$500,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:4 Distance From Subject:52.74 (miles)  
 Address: 37928 PALM VISTA AVE, PALMDALE, CA 93550-5320  
 Owner Name: URIAS JESUS  
 Seller Name: MORENO IRIS D  
 APN: 3012-002-003 Map Reference: 172-D9 / 4286-C2 Living Area: 1,410  
 County: LOS ANGELES, CA Census Tract: 9105.04 Total Rooms: 5  
 Subdivision: 16 Zoning: PDR1\* Bedrooms: 4  
 Rec Date: 12/26/2014 Prior Rec Date: 01/27/2010 Bath(F/H): 3 /  
 Sale Date: 09/16/2014 Prior Sale Date: 12/18/2009 Yr Built/Eff: 1954 / 1963  
 Sale Price: \$148,000 Prior Sale Price: \$95,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1408408 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$142,820 Lot Area: 6,315 Pool:  
 Total Value: \$100,031 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:**5** Distance From Subject:**28.28 (miles)**  
 Address: **7107 ANDASOL AVE, VAN NUYS, CA 91406-3541**  
 Owner Name: **PAYAB NICOL & STEPHANIE**  
 Seller Name: **TUMINELLO PATRICK**  
 APN: **2228-028-012** Map Reference: **14-E4 / 531-B5** Living Area: **1,156**  
 County: **LOS ANGELES, CA** Census Tract: **1320.02** Total Rooms: **5**  
 Subdivision: **14935** Zoning: **LAR1** Bedrooms: **3**  
 Rec Date: **12/26/2014** Prior Rec Date: **10/12/1976** Bath(F/H): **1 /**  
 Sale Date: **12/22/2014** Prior Sale Date: Yr Built/Eff: **1951 / 1951**  
 Sale Price: **\$480,000** Prior Sale Price: **\$48,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1406398** Acres: **0.19** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$360,000** Lot Area: **8,280** Pool:  
 Total Value: **\$270,416** # of Stories: **1.00** Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **ATTACHED GARAGE**

Comp #:**6** Distance From Subject:**15.35 (miles)**  
 Address: **1203 S CATALINA ST, LOS ANGELES, CA 90006-3305**  
 Owner Name: **SATSUMA SOLUTIONS LLC**  
 Seller Name: **SANCHEZ TRUST**  
 APN: **5078-031-001** Map Reference: **43-F3 / 634-A4** Living Area: **1,452**  
 County: **LOS ANGELES, CA** Census Tract: **2133.20** Total Rooms:  
 Subdivision: **ELECTRIC RAILWAY HOMESTEAD ASSOC** Zoning: **LAR3** Bedrooms: **3**  
 Rec Date: **12/24/2014** Prior Rec Date: Bath(F/H): **1 /**  
 Sale Date: **11/03/2014** Prior Sale Date: Yr Built/Eff: **1896 / 1896**  
 Sale Price: **\$480,000** Prior Sale Price: Air Cond: **EVAP COOLER**  
 Sale Type: **FULL** Prior Sale Type: Style:  
 Document #: **1403538** Acres: **0.14** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$480,000** Lot Area: **5,913** Pool:  
 Total Value: **\$32,752** # of Stories: **1.00** Roof Mat:  
 Land Use: **SFR** Park Area/Cap#: **/ 1** Parking: **PARKING AVAIL**

Comp #:**7** Distance From Subject:**14.89 (miles)**  
 Address: **5906 ERNEST AVE, LOS ANGELES, CA 90034-2210**  
 Owner Name: **SRIVIJITAKAR KENNETH**  
 Seller Name: **LOPORTO DANIEL V TRUST**  
 APN: **5065-018-002** Map Reference: **42-E5 / 633-A6** Living Area: **1,288**  
 County: **LOS ANGELES, CA** Census Tract: **2702.00** Total Rooms: **6**  
 Subdivision: **6256** Zoning: **LARD2** Bedrooms: **3**  
 Rec Date: **12/26/2014** Prior Rec Date: **06/21/1988** Bath(F/H): **1 /**  
 Sale Date: **11/24/2014** Prior Sale Date: **04/1988** Yr Built/Eff: **1936 / 1936**  
 Sale Price: **\$560,000** Prior Sale Price: **\$134,500** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **SPANISH**  
 Document #: **1408071** Acres: **0.11** Fireplace: **Y / 1**  
 1st Mtg Amt: **\$400,000** Lot Area: **4,997** Pool:  
 Total Value: **\$209,990** # of Stories: **1.00** Roof Mat: **ROLL COMPOSITION**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:**8** Distance From Subject:**23.47 (miles)**  
 Address: **16150 SIGMAN ST, HACIENDA HEIGHTS, CA 91745-3656**  
 Owner Name: **PENG OUDI H & YU-LIU K**  
 Seller Name: **DONG CHARLES**  
 APN: **8243-015-005** Map Reference: **85-F2 / 678-D3** Living Area: **1,138**  
 County: **LOS ANGELES, CA** Census Tract: **4086.31** Total Rooms: **5**  
 Subdivision: **18859** Zoning: **LCR106** Bedrooms: **3**  
 Rec Date: **12/29/2014** Prior Rec Date: **11/23/1993** Bath(F/H): **2 /**  
 Sale Date: **12/23/2014** Prior Sale Date: Yr Built/Eff: **1955 / 1955**  
 Sale Price: **\$250,000** Prior Sale Price: **\$110,000** Air Cond:  
 Sale Type: **FULL** Prior Sale Type: **FULL** Style: **CONVENTIONAL**  
 Document #: **1412736** Acres: **0.15** Fireplace: **/**  
 1st Mtg Amt: Lot Area: **6,573** Pool:  
 Total Value: **\$152,500** # of Stories: **1.00** Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR** Park Area/Cap#: **/ 2** Parking: **PARKING AVAIL**

Comp #:9 Distance From Subject:26.83 (miles)  
 Address: 7146 RANCHITO AVE, VAN NUYS, CA 91405-3337  
 Owner Name: VOLK ALEXANDER/KOZINA NELLI  
 Seller Name: AYVAZYAN LAERT  
 APN: 2216-032-021 Map Reference: 15-E3 / 532-B5 Living Area: 1,127  
 County: LOS ANGELES, CA Census Tract: 1279.20 Total Rooms: 4  
 Subdivision: 1000 Zoning: LAR1 Bedrooms: 1  
 Rec Date: 12/29/2014 Prior Rec Date: 09/05/2014 Bath(F/H): 1 /  
 Sale Date: 12/16/2014 Prior Sale Date: 09/02/2014 Yr Built/Eff: 1948 / 1949  
 Sale Price: \$352,000 Prior Sale Price: \$315,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1412384 Acres: 0.20 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 8,523 Pool:  
 Total Value: \$380,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 1 Parking: SHINGLE  
 PARKING AVAIL

Comp #:10 Distance From Subject:6.3 (miles)  
 Address: 571 W 8TH ST, SAN PEDRO, CA 90731-3119  
 Owner Name: LOPEZ JESSE & IOLANDA  
 Seller Name: CERVANTES LEOBARDO  
 APN: 7454-004-005 Map Reference: 78-F3 / 824-B5 Living Area: 1,455  
 County: LOS ANGELES, CA Census Tract: 2966.00 Total Rooms: 5  
 Subdivision: CENTRAL HOME PLACE Zoning: LAC2 Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 07/16/2009 Bath(F/H): 2 /  
 Sale Date: 10/31/2014 Prior Sale Date: 03/12/2009 Yr Built/Eff: 1910 / 1940  
 Sale Price: \$425,000 Prior Sale Price: \$300,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style:  
 Document #: 1411529 Acres: 0.11 Fireplace: /  
 1st Mtg Amt: \$403,750 Lot Area: 5,001 Pool:  
 Total Value: \$315,893 # of Stories: Roof Mat:  
 Land Use: SFR Park Area/Cap#: / Parking:

Comp #:11 Distance From Subject:23.44 (miles)  
 Address: 1231 OLYMPUS AVE, HACIENDA HEIGHTS, CA 91745-2224  
 Owner Name: CHEUNG TAK Y  
 Seller Name: TUTUTI EFRAIN & SONDRÁ  
 APN: 8245-015-018 Map Reference: 85-E1 / 678-C2 Living Area: 1,127  
 County: LOS ANGELES, CA Census Tract: 4086.30 Total Rooms: 5  
 Subdivision: 16494 Zoning: LCR106 Bedrooms: 3  
 Rec Date: 12/26/2014 Prior Rec Date: 07/06/2012 Bath(F/H): 2 /  
 Sale Date: 12/05/2014 Prior Sale Date: 05/30/2012 Yr Built/Eff: 1955 / 1955  
 Sale Price: \$410,000 Prior Sale Price: \$335,000 Air Cond: EVAP COOLER  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1406989 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: Lot Area: 6,087 Pool:  
 Total Value: \$336,520 # of Stories: 1.00 Roof Mat: WOOD SHAKE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:12 Distance From Subject:23.6 (miles)  
 Address: 14437 GREENLEAF ST, SHERMAN OAKS, CA 91423-4015  
 Owner Name: WALNUT ACRES 26 LLC  
 Seller Name: FINN RAYMOND S  
 APN: 2266-007-009 Map Reference: 22-D4 / 562-A5 Living Area: 1,230  
 County: LOS ANGELES, CA Census Tract: 1412.02 Total Rooms: 5  
 Subdivision: 5822 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 09/05/2014 Prior Rec Date: Bath(F/H): 2 /  
 Sale Date: 09/02/2014 Prior Sale Date: Yr Built/Eff: 1927 / 1932  
 Sale Price: \$736,000 Prior Sale Price: Air Cond:  
 Sale Type: FULL Prior Sale Type: Style: CONVENTIONAL  
 Document #: 934592 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,807 Pool:  
 Total Value: \$85,958 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:13 Distance From Subject:27.26 (miles)  
 Address: 11730 STRATHERN ST, NORTH HOLLYWOOD, CA 91605-1502  
 Owner Name: OVASAPYAN ALENUSH  
 Seller Name: RICHARDS GABRIELA  
 APN: 2310-024-041 Map Reference: 16-C2 / 532-H2 Living Area: 1,165  
 County: LOS ANGELES, CA Census Tract: 1218.02 Total Rooms: 5  
 Subdivision: 4234 Zoning: LAR1 Bedrooms: 2  
 Rec Date: 12/26/2014 Prior Rec Date: 11/07/2013 Bath(F/H): 2 /  
 Sale Date: 11/21/2014 Prior Sale Date: 10/25/2013 Yr Built/Eff: 1954 / 1954  
 Sale Price: \$385,000 Prior Sale Price: \$300,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1407272 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$308,000 Lot Area: 6,150 Pool:  
 Total Value: \$300,000 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:14 Distance From Subject:6.14 (miles)  
 Address: 2749 SAN FRANCISCO AVE, LONG BEACH, CA 90806-2549  
 Owner Name: GREEN TERRY L/SAUNDERS-GREEN DEENA L  
 Seller Name: FEDERAL NATL MTG ASSN FNMA  
 APN: 7201-015-015 Map Reference: 75-B1 / 795-C2 Living Area: 1,176  
 County: LOS ANGELES, CA Census Tract: 5722.02 Total Rooms: 4  
 Subdivision: PICO HEIGHTS Zoning: LBR1N Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 06/03/2003 Bath(F/H): 2 /  
 Sale Date: 12/04/2014 Prior Sale Date: 04/14/2013 Yr Built/Eff: 1946 / 1963  
 Sale Price: \$371,000 Prior Sale Price: \$145,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1414603 Acres: 0.08 Fireplace: /  
 1st Mtg Amt: \$296,560 Lot Area: 3,504 Pool:  
 Total Value: \$328,483 # of Stories: 1.00 Roof Mat: COMPOSITION  
 Land Use: SFR Park Area/Cap#: / 2 Parking: SHINGLE  
 PARKING AVAIL

Comp #:15 Distance From Subject:52.29 (miles)  
 Address: 139 E AVENUE R4, PALMDALE, CA 93550-5274  
 Owner Name: MCAB HOLDINGS INC  
 Seller Name: MOGHADDAS PROPERTIES LLC  
 APN: 3010-031-109 Map Reference: 172-B9 / 4285-J2 Living Area: 1,386  
 County: LOS ANGELES, CA Census Tract: 9104.04 Total Rooms: 6  
 Subdivision: 36357 Zoning: PDRPD70006.7U\* Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 04/13/2011 Bath(F/H): 3 /  
 Sale Date: 12/18/2014 Prior Sale Date: 03/30/2011 Yr Built/Eff: 1984 / 1984  
 Sale Price: \$147,000 Prior Sale Price: \$103,500 Air Cond: CENTRAL  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1412502 Acres: 0.16 Fireplace: Y / 1  
 1st Mtg Amt: Lot Area: 6,989 Pool:  
 Total Value: \$125,566 # of Stories: 2.00 Roof Mat: TILE  
 Land Use: SFR Park Area/Cap#: / 2 Parking: PARKING AVAIL

Comp #:16 Distance From Subject:34.88 (miles)  
 Address: 676 MAYFAIR AVE, POMONA, CA 91766-5163  
 Owner Name: BERNI JOANNA M  
 Seller Name: BONILLA MARCO A  
 APN: 8344-038-008 Map Reference: 94-E5 / 640-J4 Living Area: 1,147  
 County: LOS ANGELES, CA Census Tract: 4030.00 Total Rooms: 5  
 Subdivision: 20653 Zoning: POR16000\* Bedrooms: 3  
 Rec Date: 12/29/2014 Prior Rec Date: 08/13/2010 Bath(F/H): 2 /  
 Sale Date: 11/01/2014 Prior Sale Date: 07/15/2010 Yr Built/Eff: 1956 / 1956  
 Sale Price: \$285,000 Prior Sale Price: \$250,000 Air Cond:  
 Sale Type: FULL Prior Sale Type: FULL Style: CONVENTIONAL  
 Document #: 1412135 Acres: 0.14 Fireplace: /  
 1st Mtg Amt: \$270,750 Lot Area: 6,307 Pool: POOL  
 Total Value: \$261,279 # of Stories: 1.00 Roof Mat: GRAVEL & ROCK  
 Land Use: SFR Park Area/Cap#: / 1 Parking: PARKING AVAIL

Comp #:17 Distance From Subject:13 (miles)  
 Address: **1865 W 39TH ST, LOS ANGELES, CA 90062-1021**  
 Owner Name: **IHS PROPERTY WEST LP**  
 Seller Name: **BUGARIN ARTURO L**  
 APN: **5035-022-017**      Map Reference: **51-D1 / 673-G2**      Living Area: **1,140**  
 County: **LOS ANGELES, CA**      Census Tract: **2314.00**      Total Rooms:   
 Subdivision: **1507**      Zoning: **LAR1**      Bedrooms: **3**  
 Rec Date: **12/18/2014**      Prior Rec Date: **04/16/1997**      Bath(F/H): **1 /**  
 Sale Date: **11/18/2014**      Prior Sale Date:       Yr Built/Eff: **1923 / 1923**  
 Sale Price: **\$330,000**      Prior Sale Price: **\$135,000**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:   
 Document #: **1377483**      Acres: **0.12**      Fireplace: **Y / 1**  
 1st Mtg Amt:       Lot Area: **5,202**      Pool:   
 Total Value: **\$229,904**      # of Stories: **1.00**      Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 1**      Parking: **PARKING AVAIL**

Comp #:18 Distance From Subject:65.02 (miles)  
 Address: **48761 110TH ST W, LANCASTER, CA 93536-9311**  
 Owner Name: **BUCHANAN ELWOOD D**  
 Seller Name: **FEDERAL NATL MTG ASSN FNMA**  
 APN: **3263-006-003**      Map Reference: **146-C5 / 3923-E3**      Living Area: **1,129**  
 County: **LOS ANGELES, CA**      Census Tract: **9012.09**      Total Rooms:   
 Subdivision:       Zoning: **LCA22\***      Bedrooms: **2**  
 Rec Date: **12/30/2014**      Prior Rec Date: **08/24/2001**      Bath(F/H): **1 /**  
 Sale Date: **12/19/2014**      Prior Sale Date: **07/13/2001**      Yr Built/Eff: **1956 / 1956**  
 Sale Price: **\$130,000**      Prior Sale Price: **\$127,000**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style:   
 Document #: **1416623**      Acres: **5.07**      Fireplace: **/**  
 1st Mtg Amt:       Lot Area: **221,054**      Pool: **POOL**  
 Total Value: **\$90,539**      # of Stories:       Roof Mat:   
 Land Use: **SFR**      Park Area/Cap#: **/**      Parking:

Comp #:19 Distance From Subject:5.68 (miles)  
 Address: **13616 ARDATH AVE, GARDENA, CA 90249-2319**  
 Owner Name: **MAGDESIAN ANDY**  
 Seller Name: **JOHNSON PAUL C**  
 APN: **4059-007-011**      Map Reference: **63-C1 / 733-G3**      Living Area: **1,390**  
 County: **LOS ANGELES, CA**      Census Tract: **6026.00**      Total Rooms: **6**  
 Subdivision: **22243**      Zoning: **GAR1**      Bedrooms: **3**  
 Rec Date: **12/26/2014**      Prior Rec Date: **01/11/1972**      Bath(F/H): **2 /**  
 Sale Date: **12/19/2014**      Prior Sale Date:       Yr Built/Eff: **1956 / 1956**  
 Sale Price: **\$318,000**      Prior Sale Price: **\$3,000**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **FULL**      Style: **CONVENTIONAL**  
 Document #: **1409556**      Acres: **0.13**      Fireplace: **/**  
 1st Mtg Amt:       Lot Area: **5,607**      Pool:   
 Total Value: **\$57,037**      # of Stories: **1.00**      Roof Mat: **COMPOSITION SHINGLE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking: **PARKING AVAIL**

Comp #:20 Distance From Subject:11.52 (miles)  
 Address: **7430 OGELSBY AVE, LOS ANGELES, CA 90045-1359**  
 Owner Name: **WILLIAMSON VINCENT & ELIZABETH**  
 Seller Name: **WILLIAMSON KIM**  
 APN: **4110-009-019**      Map Reference: **50-C6 / 702-G1**      Living Area: **1,415**  
 County: **LOS ANGELES, CA**      Census Tract: **2770.00**      Total Rooms: **7**  
 Subdivision: **16424**      Zoning: **LAR1**      Bedrooms: **4**  
 Rec Date: **05/30/2014**      Prior Rec Date: **09/06/2007**      Bath(F/H): **2 /**  
 Sale Date: **03/17/2014**      Prior Sale Date: **03/28/2007**      Yr Built/Eff: **1951 / 1953**  
 Sale Price: **\$510,000**      Prior Sale Price: **\$802,500**      Air Cond:   
 Sale Type: **FULL**      Prior Sale Type: **UNKNOWN**      Style: **CONVENTIONAL**  
 Document #: **557448**      Acres: **0.15**      Fireplace: **Y / 1**  
 1st Mtg Amt: **\$433,500**      Lot Area: **6,402**      Pool:   
 Total Value: **\$796,000**      # of Stories: **1.00**      Roof Mat: **WOOD SHAKE**  
 Land Use: **SFR**      Park Area/Cap#: **/ 2**      Parking: **DETACHED GARAGE**

# EXHIBIT D

ASSIGNED INSPECTOR: **MARIAN PODPORA**  
JOB ADDRESS: **1664 WEST 221<sup>ST</sup> STREET, LOS ANGELES, CA**  
ASSESSORS PARCEL NO. (APN): **7346-018-001**

Date: **February 18, 2015**

CASE#: **433712**  
ORDER NO: **A-2898919**

EFFECTIVE DATE OF ORDER TO COMPLY: **December 12, 2011**  
COMPLIANCE EXPECTED DATE: **January 11, 2012**  
DATE COMPLIANCE OBTAINED: **January 26, 2012**

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

### VIOLATIONS:

SEE ATTACHED ORDER # A-2898919

1010315201245823

BOARD OF  
BUILDING AND SAFETY  
COMMISSIONERS

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PRESIDENT

HELENA JUBANY  
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CITY OF LOS ANGELES  
CALIFORNIA



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MAYOR

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

ROBERT R. "Bud" OVRUM  
GENERAL MANAGER  
RAYMOND S. CHAN, C.E., S.E.  
EXECUTIVE OFFICER

ORDER TO COMPLY AND NOTICE OF FEE

LACAYO, DAVID AND BAUTISTA, MIREYA  
0 PO BOX 261057  
LOS ANGELES, CA 90026

CASE #: 433712  
ORDER #: A-2898919  
EFFECTIVE DATE: December 12, 2011  
COMPLIANCE DATE: January 11, 2012

OWNER OF  
SITE ADDRESS: 1664 W 221ST ST  
ASSESSORS PARCEL NO.: 7346-018-001  
ZONE: R1; One-Family Zone

12/6/11

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 356.16 (\$336 fee plus a six percent Systems Development Surcharge of \$20.16) WHICH WILL BE BILLED TO YOU SEPARATELY. Section 98.0421 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. A permit is required for the work performed.

You are therefore ordered to: Obtain all required building permits, plans and approval or remove unpermitted item.

Code Section(s) in Violation: 91.106.1.1, 91.103.1, 12.21A.1.(a), 12.08A of the L.A.M.C.

Comments: Approximately 18'x15' addition to rear of Single Family dwelling. A inspection will be required of the addition to Single Family Dwelling.

NON-COMPLIANCE FEE WARNING:

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

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



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

