

BOARD OF
BUILDING AND SAFETY
COMMISSIONERS

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CITY OF LOS ANGELES
CALIFORNIA



ERIC GARCETTI
MAYOR

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

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

FRANK BUSH
EXECUTIVE OFFICER

May 21, 2015

Council District: # 6

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

JOB ADDRESS: **8530 NORTH GULLO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2627-028-037**

On November 02, 2012, 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: **8530 North Gullo Avenue, Los Angeles, California** (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

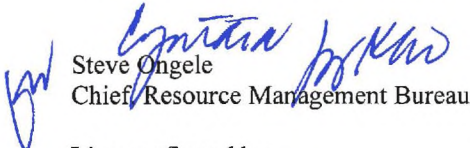
Pursuant to Section 98.0421, the property owner was issued an order on November 02, 2012, to pay a code violation inspection fee after violations were identified and verified upon inspection. The code violation inspection fees imposed by the Department are as follows:

<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)	346.86
Title Report fee	<u>42.00</u>
Grand Total	\$ <u>1,635.42</u>

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 **\$1,635.42** 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 **\$1,635.42** 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 L. WOLCOTT, CITY CLERK

Lien confirmed by
City Council on:

BY: _____
DEPUTY



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

Property Title Report

Work Order No. T11158
Dated as of: 03/12/2015

Prepared for: City of Los Angeles

SCHEDULE A
(Reported Property Information)

APN #: 2627-028-037

Property Address: 8530 N GULLO AVE ✓ City: Los Angeles County: Los Angeles

VESTING INFORMATION

Type of Document: Grant Deed

Grantee : Ora Cooper, a single woman

Grantor : George John Juarez and Marcella Louise Juarez

Deed Date : 3/10/1977

Recorded : 5/3/1977

Instr No. : 77-453653

MAILING ADDRESS: Ora Cooper
8530 Gullo Ave. Panorama City, CA 91402

SCHEDULE B

LEGAL DESCRIPTION

The following described property:

Situated in the City of Los Angeles, County of Los Angeles, State of California:
Lot 49 in Tract 23368 as per map recorded in Book 636, Pages 31 through 33 of Maps in the office of the
County recorder of said County.

Assessor's Parcel No: 2627-028-037

MORTGAGES/LIENS

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other
obligations secured thereby

Amount : \$154,000.00

Dated : 3/19/2004

Trustor : Ora Cooper

Trustee : Equitable Deed Company

Beneficiary : Bank of America, N.A.

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. T11158

SCHEDULE B (Continued)

Recorded : 5/3/2004

Instr No. : 04 1102816

MAILING ADDRESS: Equitable Deed Company - Not Shown

MAILING ADDRESS: Bank of America, N.A. - Consumer Collateral Tracking
9000 Southside Blvd, Bldg 700 Jacksonville FL 32256

An agreement which states that this instrument was subordinated by document:

Recorded : 12/5/2013

Instr No. : 20131719770

Subordinated to Instrument No. or Book/Page: 04 1102816

MAILING ADDRESS: Bank of America, N.A. - 4161 Piedmont Parkway Greensboro, NC 27410

Type of Document: A deed of trust to secure an indebtedness in the amount shown below, and any other obligations secured thereby

Amount : \$101,000.00

Dated : 11/21/2013

Trustor : Ora Cooper

Trustee : Executive Trustee Services, Inc.

Beneficiary : MERS, Inc., as nominee for Green Tree Servicing LLC

Loan No. : MIN 100809006260278823

Recorded : 12/5/2013

Instr No. : 20131719769

Maturity Date is: 12/1/2043

MAILING ADDRESS: Green Tree Servicing LLC -
1400 Landmark Towers, 345 Saint Peter Street, Saint Paul, MN 55102

MAILING ADDRESS: Executive Trustee Services, Inc., - Not Shown

MAILING ADDRESS: Mortgage Electronic Registration Systems, Inc., -
P.O. Box 2026, Flint, MI 48501-2026

RECORDING REQUESTED BY
FIRST AMERICAN TITLE COMPANY OF LOS ANGELES

77-453653

RECORDED IN OFFICIAL RECORDS
OF LOS ANGELES COUNTY, CA
MAY 3 1977 AT 8 A.M.
Recorder's Office

AND WHEN RECORDED MAIL TO
NAME Oca Cooper
ADDRESS 8530 Gullio Ave.
CITY & STATE Panorama City, Ca 91404

SEE \$3

MAIL TAX STATEMENTS TO
NAME Address above....
ADDRESS
CITY & STATE

SPACE ABOVE THIS LINE FOR RECORDER'S USE
Documentary transfer tax \$51,70
 Computed on full value of property conveyed, or
 Computed on full value less liens and encumbrances
remaining thereon at time of sale.
Signature of declarant or agent determining tax - firm name
 Unincorporated area City of Los Angeles

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
GEORGE JOHN JUAREZ and MARCELLA LOUISE JUAREZ
hereby GRANTS to
ORA COOPER, a single woman
the following described real property in the City and
County of Los Angeles, State of California:
Lot 49 in Tract 23368 as per map recorded in book 636, pages 31 through 33 of Maps
in the office of the county recorder of said county.

Dated March 10, 1977

George John Juarez
GEORGE JOHN JUAREZ

STATE OF CALIFORNIA }
COUNTY OF Los Angeles } ss.

Marcella Louise Juarez
MARCELLA LOUISE JUAREZ

On March 14, 1977, before me, the
undersigned, a Notary Public in and for said State, personally
appeared GEORGE JOHN JUAREZ and Marcella
Louise Juarez

to be the person(s) whose name(s) is/are described to the
within instrument and acknowledged that they
executed the same.
WITNESS my hand and official seal.

Signature *Jean Komoroff*
Notary Public in and for said State.

FOR NOTARY SEAL OR STAMP
OFFICIAL SEAL
JEAN KOMOROFF
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My commission expires FEB 15, 1981

Title Order No. 720591A Encrow No. 2-4655

MAIL TAX STATEMENTS AS DIRECTED ABOVE

END OF RECORDED DOCUMENT

Submitted for recordation by, and when recorded, return to



Branch Consumer Collateral Tracking
Address 9000 Southside Blvd, Bldg 700
City Jacksonville
State FL
Zip 32256
Loan # 31868240402571699
Reference # 010107-040620634570

04 1102816

2

Space above this line for Recorder's Use

SHORT FORM DEED OF TRUST
(EQUITY MAXIMIZER® ACCOUNT)

This Deed of Trust is made on 19th March, 2004 by
ORA COOPER

(collectively and individually "Trustor"), Equitable Deed Company ("Trustee"); and the beneficiary, Bank of America, N.A. ("Bank") Trustee is a subsidiary of Bank Any non-titleholder signs below as Trustor solely for the purpose of subjecting any community property interest in the property described below to this Deed of Trust. The words "I," "me," and "my" in this Deed of Trust refer to the Trustor, whether one or more

Bank and I agree

1. **Property Security.** For the purpose of securing the obligations described below, I irrevocably grant, convey, transfer and assign to Trustee, in trust with power of sale, the property located in
LOS ANGELES County, California described as follows

LOT 49 IN TRACT 23368 AS PER MAP RECORDED IN BOOK 636, PAGES 31
THROUGH 33 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY

with the street address: 8530 GULLO AVE, PANORAMA CITY, CA 91402
and with Parcel No. and including all improvements and fixtures now or later
erected on the property, and all easements, rights, appurtenances and fixtures now or later a part of or related to
the above described property (collectively the "Property")

2. This Deed of Trust secures :

- All obligations of the borrowers in the Equity Maximizer Agreement and Disclosure, dated 03/19/04
and naming ORA COOPER

as borrowers, for
a revolving line of credit account (the "Agreement"), as well as any modifications and renewals of the Agreement.
The Agreement provides for a Total Credit Commitment (as defined in the Agreement) of \$ 154,000.00,
allows for repeated credit advances drawn against the Total Credit Commitment, and provides for a variable interest
rate. By mutual agreement, Bank may increase the Total Credit Commitment ("Increased Credit Commitment"), and

- Trustor's performance of each obligation in this Deed of Trust.

Recording Requested By:
Green Tree Servicing LLC

Return To:

WHEN RECORDED, RETURN TO:
FIRST AMERICAN TITLE INSURANCE CO.
1100 SUPERIOR AVENUE, SUITE 200
CLEVELAND, OHIO 44114
NATIONAL RECORDING

Prepared By:
Darshan Ayyappa
Green Tree Servicing LLC
1100 Virginia Drive
Suite 100A
Fort Washington, PA 19034

[Space Above This Line For Recording Data]

8123783

DEED OF TRUST 47892800

MIN100809006260278823

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 11/21/2013 together with all Riders to this document.
(B) "Borrower" is ORA COOPER, A SINGLE WOMAN

Borrower's address is 8530 GULLO AVE, PANORAMA CITY, CA 91402

. Borrower is the trustor under this Security Instrument.

(C) "Lender" is
Green Tree Servicing LLC
Lender is a Corporation
organized and existing under the laws of Delaware

106ACA

000626027882

11/20/2013 12:17pm

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

Form 3005 1/01

Wolters Kluwer Financial Services

VMP®-6A(ICA) (1302) 00

Page 1 of 15

Initials:

O.C



EXHIBIT B

ASSIGNED INSPECTOR: **RUSS SCHOONOVER**
JOB ADDRESS: **8530 N GULLO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2627-028-037**

Date: **May 21, 2015**

Last Full Title: **03/12/2015**

Last Update to Title:

.....

LIST OF OWNERS AND INTERESTED PARTIES

- 1). ORA COOPER
8530 GULLO AVE.
PANORAMA CITY, CA. 91402
CAPACITY: OWNER

- 2). BANK OF AMERICA, N.A.
CONSUMER COLLATERAL TRACKING
9000 SOUTHSIDE BLVD, BLDG 700
JACKSONVILLE, FL 32256
CAPACITY: INTERESTED PARTIES

- 3). BANK OF AMERICA, N.A.
4161 PIEDMONT PARKWAY
GREENSBORO, NC 27410
CAPACITY: INTERESTED PARTIES

- 4). GREEN TREE SERVICING LLC
1400 LANDMARK TOWERS,
345 SAINT PETER ST.
SAINT PAUL, MN 55102
CAPACITY: INTERESTED PARTIES

Property Detail Report

For Property Located At :
8530 GULLO AVE, PANORAMA CITY, CA 91402-4048



Owner Information

Owner Name: COOPER ORA
 Mailing Address: 8530 GULLO AVE, PANORAMA CITY CA 91402-4048 C001
 Vesting Codes: //

Location Information

Legal Description:	TRACT # 23368 LOT 49	APN:	2627-028-037
County:	LOS ANGELES, CA	Alternate APN:	
Census Tract / Block:	1197.00 / 2	Subdivision:	23368
Township-Range-Sect:		Map Reference:	16-A1 /
Legal Book/Page:	636-31	Tract #:	23368
Legal Lot:	49	School District:	LOS ANGELES
Legal Block:		School District Name:	
Market Area:	ARL	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:	05/03/1977 /	1st Mtg Amount/Type:	\$42,300 / CONV
Sale Price:	\$47,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	453653	2nd Mtg Amount/Type:	/
Deed Type:	DEED (REG)	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$23.74
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:			

Prior Sale Information

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

Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	1,980	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	2	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:	2	Porch Type:	
Total Rooms:	5	Basement Area:		Patio Type:	COVERED PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1959 / 1969	Roof Type:		Style:	AVERAGE
Fireplace:	/	Foundation:	SLAB	Quality:	
# of Stories:	1.00	Roof Material:	COMPOSITION	Condition:	GOOD
Other Improvements:	FENCE		SHINGLE		

Site Information

Zoning:	LAR1	Acres:	0.14	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	6,189	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

Tax Information

Total Value:	\$142,815	Assessed Year:	2014	Property Tax:	\$1,899.15
Land Value:	\$36,350	Improved %:	75%	Tax Area:	13
Improvement Value:	\$106,465	Tax Year:	2014	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$135,815				

Comparable Summary

For Property Located At



CoreLogic

RealQuest Professional

8530 GULLO AVE, PANORAMA CITY, CA 91402-4048**6 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: 6**

	Subject Property	Low	High	Average
Sale Price	\$47,000	\$305,000	\$737,000	\$432,333
Bldg/Living Area	1,980	1,752	2,242	2,003
Price/Sqft	\$23.74	\$141.14	\$328.72	\$215.30
Year Built	1959	1952	1989	1968
Lot Area	6,189	5,052	23,226	9,195
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.25
Total Value	\$142,815	\$72,949	\$420,000	\$287,287
Distance From Subject	0.00	0.13	0.43	0.25

* = 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										
		8530 GULLO AVE	\$47,000	1959	3	2	05/03/1977	1,980	6,189	0.0
Comparables										
<input checked="" type="checkbox"/>	1	8651 GULLO AVE	\$305,000	1989	3	3	01/27/2015	2,161	7,485	0.13
<input checked="" type="checkbox"/>	2	13190 TONOPAH ST	\$399,000	1954	5	3	01/14/2015	2,057	6,138	0.17
<input checked="" type="checkbox"/>	3	13406 WENTWORTH ST	\$400,000	1989	3	3	11/05/2014	1,767	5,768	0.18
<input checked="" type="checkbox"/>	4	13409 TRUESDALE ST	\$737,000	1952	4	2	09/05/2014	2,242	23,226	0.21
<input checked="" type="checkbox"/>	5	13150 CROWLEY ST	\$403,000	1976	4	2	02/06/2015	1,752	5,052	0.38
<input checked="" type="checkbox"/>	6	13134 CANTARA ST	\$350,000	1953	4	2	04/30/2015	2,040	7,501	0.43

Comparable Sales Report

For Property Located At



CoreLogic

RealQuest Professional

8530 GULLO AVE, PANORAMA CITY, CA 91402-4048**6 Comparable(s) Selected.**

Report Date: 05/14/2015

Summary Statistics:

	Subject	Low	High	Average
Sale Price	\$47,000	\$305,000	\$737,000	\$432,333
Bldg/Living Area	1,980	1,752	2,242	2,003
Price/Sqft	\$23.74	\$141.14	\$328.72	\$215.30
Year Built	1959	1952	1989	1968
Lot Area	6,189	5,052	23,226	9,195
Bedrooms	3	3	5	4
Bathrooms/Restrooms	2	2	3	2
Stories	1.00	1.00	2.00	1.25
Total Value	\$142,815	\$72,949	\$420,000	\$287,287
Distance From Subject	0.00	0.13	0.43	0.25

* = user supplied for search only

Comp #:	1			Distance From Subject:	0.13 (miles)
Address:	8651 GULLO AVE, PANORAMA CITY, CA 91402-4016				
Owner Name:	BOONYAMAS NIPA				
Seller Name:	THONGLAI KRIBPHOL				
APN:	2627-027-105	Map Reference:	8-F6 /	Living Area:	2,161
County:	LOS ANGELES, CA	Census Tract:	1197.00	Total Rooms:	
Subdivision:		Zoning:	LAR1	Bedrooms:	3
Rec Date:	01/27/2015	Prior Rec Date:	01/13/1997	Bath(F/H):	3 /
Sale Date:	11/26/2014	Prior Sale Date:		Yr Built/Eff:	1989 / 1991
Sale Price:	\$305,000	Prior Sale Price:	\$167,000	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	93406	Acres:	0.17	Fireplace:	/
1st Mtg Amt:	\$244,000	Lot Area:	7,485	Pool:	POOL
Total Value:	\$291,074	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	2			Distance From Subject:	0.17 (miles)
Address:	13190 TONOPAH ST, ARLETA, CA 91331-4944				
Owner Name:	ARAKELYAN KARAPET				
Seller Name:	MIKELIS B F LIVING TRUST				
APN:	2627-020-003	Map Reference:	9-A6 /	Living Area:	2,057
County:	LOS ANGELES, CA	Census Tract:	1190.01	Total Rooms:	8
Subdivision:	19668	Zoning:	LAR1	Bedrooms:	5
Rec Date:	01/14/2015	Prior Rec Date:	09/29/1981	Bath(F/H):	3 /
Sale Date:	12/04/2014	Prior Sale Date:		Yr Built/Eff:	1954 / 1959
Sale Price:	\$399,000	Prior Sale Price:	\$55,000	Air Cond:	
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	43622	Acres:	0.14	Fireplace:	/
1st Mtg Amt:	\$391,773	Lot Area:	6,138	Pool:	
Total Value:	\$72,949	# of Stories:	1.00	Roof Mat:	COMPOSITION SHINGLE
Land Use:	SFR	Park Area/Cap#:	/ 2	Parking:	PARKING AVAIL

Comp #:	3			Distance From Subject:	0.18 (miles)
Address:	13406 WENTWORTH ST, ARLETA, CA 91331-6347				
Owner Name:	PIWKHAM SUWIT				
Seller Name:	KOANUPONG RAVEWAN				
APN:	2627-027-103	Map Reference:	8-F6 /	Living Area:	1,767
County:	LOS ANGELES, CA	Census Tract:	1197.00	Total Rooms:	
Subdivision:		Zoning:	LAR1	Bedrooms:	3
Rec Date:	11/05/2014	Prior Rec Date:	08/02/1991	Bath(F/H):	3 /
Sale Date:	04/11/2014	Prior Sale Date:	08/1991	Yr Built/Eff:	1989 / 1989
Sale Price:	\$400,000	Prior Sale Price:		Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:		Style:	
Document #:	1174408	Acres:	0.13	Fireplace:	/
1st Mtg Amt:		Lot Area:	5,768	Pool:	POOL
Total Value:	\$391,384	# of Stories:		Roof Mat:	
Land Use:	SFR	Park Area/Cap#:	/	Parking:	

Comp #:	4			Distance From Subject:	0.21 (miles)
Address:	13409 TRUESDALE ST, PANORAMA CITY, CA 91402-4039				
Owner Name:	REVELES JOSE & LILLYBETH				
Seller Name:	KOCHHEIM FAMILY TRUST				
APN:	2637-014-020	Map Reference:	15-F1 /	Living Area:	2,242
County:	LOS ANGELES, CA	Census Tract:	1197.00	Total Rooms:	7
Subdivision:	8513	Zoning:	LAR1	Bedrooms:	4
Rec Date:	09/05/2014	Prior Rec Date:	09/03/1974	Bath(F/H):	2 /
Sale Date:	07/16/2014	Prior Sale Date:		Yr Built/Eff:	1952 / 1965
Sale Price:	\$737,000	Prior Sale Price:	\$29,500	Air Cond:	CENTRAL
Sale Type:	FULL	Prior Sale Type:	FULL	Style:	CONVENTIONAL
Document #:	936078	Acres:	0.53	Fireplace:	Y / 1
1st Mtg Amt:		Lot Area:	23,226	Pool:	POOL
Total Value:	\$231,967	# of Stories:	1.00	Roof Mat:	GRAVEL & ROCK
Land Use:	SFR	Park Area/Cap#:	/ 4	Parking:	PARKING AVAIL

Comp #: 5		Distance From Subject: 0.38 (miles)	
Address: 13150 CROWLEY ST, ARLETA, CA 91331-4949			
Owner Name: SORIANO CARMENCITA D/SORIANO FLORANTE M			
Seller Name: DAVID JUSTA A 2006 TRUST			
APN: 2627-024-030	Map Reference: 9-A6 /	Living Area: 1,752	
County: LOS ANGELES, CA	Census Tract: 1190.01	Total Rooms: 7	
Subdivision: 30147	Zoning: LAR1	Bedrooms: 4	
Rec Date: 02/06/2015	Prior Rec Date: 05/12/1989	Bath(F/H): 2 /	
Sale Date: 01/19/2015	Prior Sale Date: 04/1989	Yr Built/Eff: 1976 / 1976	
Sale Price: \$403,000	Prior Sale Price: \$185,500	Air Cond: CENTRAL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 137707	Acres: 0.12	Fireplace: Y / 1	
1st Mtg Amt: \$395,700	Lot Area: 5,052	Pool:	
Total Value: \$316,347	# of Stories: 1.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 2	Parking: ATTACHED GARAGE	

Comp #: 6		Distance From Subject: 0.43 (miles)	
Address: 13134 CANTARA ST, NORTH HOLLYWOOD, CA 91605-1049			
Owner Name: GRACE COMMUNITY CHURCH OF VALLEY			
Seller Name: COELER PETER & BARBARA			
APN: 2304-009-051	Map Reference: 16-A1 /	Living Area: 2,040	
County: LOS ANGELES, CA	Census Tract: 1220.00	Total Rooms: 8	
Subdivision: 20665	Zoning: LARS	Bedrooms: 4	
Rec Date: 04/30/2015	Prior Rec Date: 09/25/2007	Bath(F/H): 2 /	
Sale Date: 04/21/2015	Prior Sale Date: 05/21/2007	Yr Built/Eff: 1953 / 1953	
Sale Price: \$350,000	Prior Sale Price: \$525,000	Air Cond: WALL	
Sale Type: FULL	Prior Sale Type: FULL	Style: CONVENTIONAL	
Document #: 496512	Acres: 0.17	Fireplace: Y / 1	
1st Mtg Amt:	Lot Area: 7,501	Pool:	
Total Value: \$420,000	# of Stories: 2.00	Roof Mat: COMPOSITION SHINGLE	
Land Use: SFR	Park Area/Cap#: / 5	Parking: PARKING AVAIL	

EXHIBIT D

ASSIGNED INSPECTOR: **RUSS SCHOONOVER**
JOB ADDRESS: **8530 N GULLO AVENUE, LOS ANGELES, CA**
ASSESSORS PARCEL NO. (APN): **2627-028-037**

Date: **May 21, 2015**

CASE#: **482860**
ORDER NO: **A-3140582**

EFFECTIVE DATE OF ORDER TO COMPLY: **November 02, 2012**
COMPLIANCE EXPECTED DATE: **December 02, 2012**
DATE COMPLIANCE OBTAINED: **December 05, 2012**

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-3140582

NON-COMPLIANCE FEE WARNING:

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

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

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

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

PENALTY WARNING:

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

APPEAL PROCEDURES:

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

If you have any questions or require any additional information please feel free to contact me at (818)374-9847. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

Inspector: *Larry Montgomery*

Date: October 30, 2012

LARRY MONTGOMERY
14410 SYLVAN STREET SUITE 105
VAN NUYS, CA 91401
(818)374-9847

[Signature]
REVIEWED BY

