BOARD OF BUILDING AND SAFETY COMMISSIONERS

VAN AMBATIELOS

E. FELICIA BRANNON VICE PRESIDENT

JOSELYN GEAGA-ROSENTHAL GEORGE HOVAGUIMIAN JAVIER NUNEZ

CITY OF LOS ANGELES

CALIFORNIA



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

Council District: #14

October 28, 2015

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

JOB ADDRESS: 1916 EAST 1ST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5174-016-027

On April 24, 2011, pursuant to the authority granted by Section 91.103 of the Los Angeles Municipal Code, the Department of Building and Safety (the "Department") investigated and identified code violations at: 1916 East 1st Street, Los Angeles, California (the "Property"). A copy of the title report which includes a full legal description of the property is attached as Exhibit A.

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

| Description | Amount |
|-------------------------------------|----------------|
| Non-Compliance Code Enforcement Fee | \$ 550.00 |
| Late Charge/Collection Fee (250%) | 1,375.00 |
| Accumulated Interest (1%/month) | 970.20 |
| Title Report Fee | 42.00 |
| Grand Total | \$ 2,937.20 |

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 \$2,937.20 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 \$2,937.20 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

| ly | Steve Ongele Chief, Resource Management Bureau |
|----|---|
| | Lien confirmed by |

ATTEST: HOLLY WOLCOTT, CITY CLERK

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. T12161 Dated as of: 08/06/2015 Prepared for: City of Los Angeles

SCHEDULE A

(Reported Property Information)

APN #: 5174-016-027

Property Address: 1916 E 1ST ST

City: Los Angeles

County: Los Angeles

VESTING INFORMATION

Type of Document: GRANT DEED Grantee: HOMEBOY INDUSTRIES Grantor: PROYECTO PASTORAL

Deed Date: 08/24/2004 **Instr No.**: 04-2318633 Recorded: 09/09/2004

insir No.: 04-2318033

MAILING ADDRESS: HOMEBOY INDUSTRIES

1545 WILSHIRE BLVD STE 700 LOS ANGELES CA 90017

SCHEDULE B

LEGAL DESCRIPTION

Lot: 58 Abbreviated Description: LOT:58 CITY:REGION/CLUSTER: 27/27636 SUBD:WORKMAN & HOLLENBECK TRACT WORKMAN AND HOLLENBECK TRACT LOT 58 City/Muni/Twp: REGION/CLUSTER: 27/27636

MORTGAGES/LIENS

Type of Document: DEED OF TRUST AND ASSIGNMENT OF RENTS

Recording Date: 04/07/2009

Document #: 09-0499073

Loan Amount: \$1,000,000

Lender Name: CALIFORNIA PROVINCE OF THE SOCIETY OF JE

Borrowers Name: HOMEBOY INDUSTRIES

MAILING ADDRESS: CALIFORNIA PROVINCE OF THE SOCIETY OF JE -

NOT SHOWN

FN+C |Glen RECORDING REQUESTED BY:

04 2318633

2

AND WHEN RECORDED MAIL TO:

HOMEBOY INDUSTRIES
C/O DAVID ADAMS

1545 WILSHIRE BLVD., SUITE 700 LOS ANGELES, CA 90017

MAIL TAX STATEMENTS TO:

SAME AS ABOVE

9821431

SPACE ABOVE FOR RECORDER'S USE

GRANT DEED

TRANSFER TAX NOT A PUBLIC RECORD

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ NOT OF PUBLIC RECORD.

() COMPUTED ON FULL VALUE OF PROPERTY CONVEYED. OR

() COMPUTED ON FULL VALUE LESS VALUE OF LIENS AND ENCUMBRANCES

REMAINING AT TIME OF SALE.

() UNINCORPORATED AREA: (X) CITY OF LOS ANGELES, AND FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

PROYECTO PASTORAL, A NON-PROFIT ORGANIZATION

HEREBY GRANT(S) TO

HOMEBOY INDUSTRIES, A NON-PROFIT ORANGIZATION

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT "ONE".

APN#: 5174-016-027

PAGE ONE CONTINUE ON PAGE TWO

DATE <u>August</u> 24, 2004

PROYECTO PASTORAL, A NON-PROFIT ORGANIZATION

BY: Xlaby Duelly NAME: Cobrid Buelny TITLE: Executar Director

county of Los Angeles)

ON August 24, 2004 BEFORE ME, TEMA AIRCIA SAN 105, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED, GOBELL BURINA 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 ACKNOWLEDGES 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.

SEAL



Recording Requested By
Old Republic Title Company
265 Montgomery Street
San Francisco, California 94104

After Recording Return To
Tobin & Tobin
500 Sansome Street, 8th Floor
San Francisco, California 94111
Attn. Paul E. Gaspari, Esq

Homeboy Industries Loan

(Space above this line for recorder's use)

DEED OF TRUST AND ASSIGNMENT OF RENTS

THIS DEED OF TRUST, made as of this 18 day of January 2009, between Homeboy Industries, a non-profit organization (a California 501 (c) (3) nonprofit corporation), as Trustor ("Trustor"), whose address is 130 Bruno Street, Los Angeles, California 90012: Old Republic Title Company, a California corporation, as Trustee ("Trustee"), and California Province of the Society of Jesus, a California religious nonprofit corporation, as Beneficiary ("Beneficiary").

WITNESSETH That Trustor irrevocably grants, transfers, and assigns to Trustee in trust, with power of sale, that real property in the County of Los Angeles, California, described as

The land referred to is situated in the State of California, County of Los Angeles, and is described in Exhibit "A" attached hereto (the "Property")

TOGETHER WITH the rents, issues, and profits thereof, SUBJECT, HOWEVER, to the right, power, and authority given to and conferred upon Beneficiary by Paragraph 5 of Part B hereinafter to collect and apply such rents, issues, and profits, for the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Trustor in the sum of \$1,000.000 00 (the "Promissory Note"), any additional sums and interest thereon hereafter loaned by Beneficiary to the then record owner of said Property, which loans are evidenced by a promissory note or notes, containing a recitation that this Deed of Trust secures the payment thereof, any lawful charge made by Beneficiary for a statement regarding the obligations secured hereby requested by or for Trustor, and the performance of each agreement herein contained.

- A To protect the security of this Deed of Trust, Trustor agrees
 - A.1 To keep said Property in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged, or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefor; to comply with all laws affecting said Property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof, not to commit, suffer, or permit any act upon said Property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune, and do all other acts which from the character or use of said Property may be reasonably necessary, the specific enumerations herein not excluding the general.

- B 8 Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Trustor, Beneficiary, or Trustee shall be a party unless brought by Trustee.
- B 9 Beneficiary may from time to time or at any time substitute a Trustee or Trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the Property herein described is situated, it shall be conclusive evidence of the appointment of such Trustee or Trustees, and such new Trustee or Trustees shall succeed to all of the powers and duties of the Trustee or Trustees named herein
- B.10. Request For Notice Of Default. The undersigned Trustor requests that a copy of any Notice of Default and any Notice of Sale hereunder be mailed to Trustor at its address specified herein.

IN WITNESS WHEREOF, Trustor has executed this Deed of Trust on the date first hereinabove specified

TRUSTOR TO SIGN DOCUMENT EXACTLY AS NAME APPEARS

Homeboy Industries, a non-profit organization

lts

4

| CALIFORNIA ALL-PURPOSE ACK | NOWLEDGMENT |
|--|--|
| State of California County of LOS Angeles On 3-27-09 before me, Law personally appeared 6 Vegory | Liven Harb Notan Public, Here Insert Name and Title of the Oblicer T. Boyle Na(nogle) of Signer(s) |
| LAUREN HARB COMM. #1648872 NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY My Comm. Expires FEB 21, 2010 Place Notary Seal Above OPTIC Though the Information below is not required by law, it in | who 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(e) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Signature Signature of the document |
| and could prevent fraudulent removal and rea Description of Attached Document | ittacriment of this form to another document |
| Title or Type of Document | · · · · · · · · · · · · · · · · · · · |
| Document Date | Number of Pages. |
| Signer(s) Other Than Named Above | |
| Capacity(ies) Claimed by Signer(s) | |
| Signer's Name ☐ Individual ☐ Corporate Officer — Title(s): ☐ Partner — ☐ Limited ☐ General ☐ Attorney in Fact ☐ Trustee ☐ Guardian or Conservator ☐ Other | ☐ Individual |
| Signer Is Representing: | Signer Is Representing: |
| 1 | |

© 2007 National Notary Association+9350 De Solo Ave , PO Box 2402+Chalsworth, CA 91313-2402+www.NationalNotary.org | Item #5907 | Reorder Call Toll-Free 1-800-876-6827

EXHIBIT B

ASSIGNED INSPECTOR: ROGER BRUCE Date: October 28, 2015

JOB ADDRESS: 1916 EAST 1ST STREET, LOS ANGELES, CA ASSESSORS PARCEL NO. (APN): 5174-016-027

Last Full Title: 08/06/2015 Last Update to Title:

LIST OF OWNERS AND INTERESTED PARTIES

1). HOMEBOY INDUSTRIES 1545 WILSHIRE BLVD., STE 700 LOS ANGELES, CA 90017

CAPACITY: OWNER



Property Detail Report

For Property Located At : 1914 E 1ST ST, LOS ANGELES, CA 90033



| Owner Informati | on | | | | |
|---|-------------------------------------|--|---|---|--|
| Owner Name: Mailing Address: Vesting Codes: | | HOMEBOY INDUSTRIES 1545 WILSHIRE BLVD #700 //CO | , LOS ANGELES CA | A 90017-4508 C034 | |
| Location Informa | ition | | | | |
| Legal Description: County: Census Tract / Block: Township-Range-Sec Legal Book/Page: | | WORKMAN AND HOLLENB LOS ANGELES, CA 2044.10 / 1 | ECK TRACT LOT 5 APN: Alternate A Subdivision Map Refere | PN: : | 5174-016-027 WORKMAN & HOLLENBECK TR 45-A3 / |
| Legal Lot: Legal Block: Market Area: | | 58 BOYH | Tract #: School Dist School Dist | | LOS ANGELES |
| Neighbor Code: | | | Munic/Town | nship: | |
| Owner Transfer I | nformation | | | | * |
| Recording/Sale Date: Sale Price: Document #: | | 1 | Deed Type: 1st Mtg Doo | sument #: | |
| Last Market Sale | Information | | | | |
| Recording/Sale Date: Sale Price: | | 09/09/2004 / 08/24/2004 \$500,000 | 1st Mtg Amo | Rate/Type: | <i>! !</i> |
| Sale Type: Document #: Deed Type: Transfer Document #: New Construction: | | 2318633 GRANT DEED | 1st Mtg Doc 2nd Mtg Am 2nd Mtg Int. Price Per So | ount/Type: Rate/Type: IFt: | / / \$135.50 |
| Title Company: Lender: | | FIDELITY NATIONAL TITLE | Multi/Split S | ale. | |
| Seller Name: | | PROYECTO PASTORAL | | | |
| Prior Sale Information Rec/Sale Date: Prior Sale Price: Prior Doc Number: Prior Deed Type: | ation | 12/01/1999 / 11/17/1999 \$252,500 2209798 GRANT DEED | Prior Lender Prior 1st Mtg Prior 1st Mtg | Amt/Type: | ! |
| Property Charact | eristics | | | | |
| Gross Area: Living Area: Tot Adj Area: Above Grade; Total Rooms: Bedrooms: Bath(F/H); | 3,690 3,690 | Parking Type: Garage Area: Garage Capacity: Parking Spaces: Basement Area: Finish Bsmnt Area: Basement Type: | | Construction: Heat Type: Exterior wall: Porch Type: Patio Type: Pool: Air Cond: | YES |
| Year Built / Eff: Fireplace: # of Stories: Other Improvements: | 1925 / 1932 / | Roof Type: Foundation: Roof Material: | | Style: Quality: Condition: | 163 |
| Site Information | 1.400 | | 0.40 | | |
| Zoning: Lot Area: | LAC2 6,999 STORES & | Acres: Lot Width/Depth: | 0.16 x | County Use: State Use: | STORE & RESID (1210) |
| Land Use: | RESIDENTIA | Res/Comm Units: | 2/2 | Water Type: | |
| Site Influence: | | | | Sewer Type: | |
| Tax Information | AF70 00# | | 004- | | |
| Total Value: Land Value: Improvement Value: Total Taxable Value: | \$579,895 \$231,956 \$347,939 | Assessed Year: Improved %: Tax Year; | 2015 60% 2014 | Property Tax: Tax Area: Tax Exemption: | \$7,382.20 12703 MISC |

Comparable Summary For Property Located At



1914 E 1ST ST, LOS ANGELES, CA 90033

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 | \$500,000 | \$15,000 | \$3,175,000 | \$985,150 |
| Bldg/Living Area | 3,690 | 3,247 | 4,236 | 3,730 |
| Price/Sqft | \$135.50 | \$4.17 | \$906.37 | \$262.64 |
| Year Built | 1925 | 1893 | 1964 | 1938 |
| Lot Area | 6,999 | 2,514 | 274,256 | 19,814 |
| Bedrooms | 0 | 2 | 5 | 3 |
| Bathrooms/Restrooms | 0 | 1 | 5 | 3 |
| Stories | 0.00 | 2.00 | 2.00 | 2.00 |
| Total Value | \$579,895 | \$12,312 | \$938,082 | \$413,718 |
| Distance From Subject | 0.00 | 2.23 | 53.77 | 11.89 |
| Distance i form Gubject | 0.00 | 2.20 | 00.77 | 11.0 |

^{*=} user supplied for search only

| ✓ # F | Address | Sale Price | Yr Blt | Bed Baths/Restrooms(Full) | Last Recording | Bld/Liv | Lot Area | Dist |
|---------------|---------------------------|-------------|--------|---------------------------|----------------|---------|----------|-------|
| Subject | Property | | | | | | | |
| | 1914 E 1ST ST | \$500,000 | 1925 | | 09/09/2004 | 3,690 | 6,999 | 0.0 |
| Compar | | PC40 000 | 1050 | | 10/10/2015 | 2.004 | 4.004 | 0.51 |
| ☑ 1 | 8105 2ND ST | \$619,000 | 1958 | | 10/19/2015 | 3,884 | 4,004 | 8.51 |
| √ 2 | 9321 S WESTERN AVE | \$415,000 | 1946 | 3 4 | 10/02/2015 | 4,076 | 5,702 | 8.41 |
| ⋥ 3 | 2753 E FLORENCE AVE | \$495,000 | 1963 | | 09/01/2015 | 3,416 | 2,909 | 4.99 |
| ₹ 4 | 1011 S BALDWIN AVE | \$1,070,000 | 1953 | | 10/14/2015 | 3,499 | 7,010 | 10.86 |
| ∑ 5 | 1701 N WILLOWBROOK AVE | \$390,000 | 1946 | 2 1 | 09/25/2015 | 3,425 | 7,499 | 9.61 |
| √ 6 | 105 S WESTERN AVE | \$3,175,000 | 1921 | | 05/11/2015 | 3,503 | 3,001 | 5.6 |
| 7 | 101 S WESTERN AVE | \$3,175,000 | 1920 | | 05/11/2015 | 3,892 | 4,860 | 5.61 |
| √ 8 | 4067 GAGE AVE | \$500,000 | 1931 | | 05/20/2015 | 3,524 | 3,244 | 4.82 |
| y 9 | 25937 WESTERN AVE | \$805,000 | 1961 | | 03/26/2015 | 3,744 | 4,407 | 18.62 |
| √ 10 | 23219 ARLINGTON AVE | \$654,000 | 1926 | 1 | 05/07/2015 | 3,785 | 7,126 | 17.05 |
| ☑ 11 | 351 GRAND AVE | \$730,000 | 1915 | 4 5 | 02/24/2015 | 3,247 | 5,101 | 19.47 |
| y 12 | 3727 E OLYMPIC BLVD | \$410,000 | 1947 | 5 3 | 01/30/2015 | 3,508 | 4,353 | 2.23 |
| ✓ 13 | 2800 MAPLE AVE | \$689,000 | 1893 | 2 | 06/03/2015 | 4,092 | 5,999 | 3.3 |
| √ 14 | 14116 WHITTIER BLVD | \$950,000 | 1947 | | 02/19/2015 | 4,138 | 19,815 | 12.72 |
| √ 15 | 11101 ATLANTIC AVE | \$590,000 | 1941 | 2 2 | 02/27/2015 | 3,381 | 4,938 | 8.39 |
| √ 16 | 1262 N EDGEMONT ST | \$1,126,000 | 1945 | | 07/06/2015 | 4,236 | 2,514 | 5.65 |
| √ 17 | 19756 E AVENUE G | \$15,000 | 1948 | | 07/02/2015 | 3,596 | 274,256 | 53.77 |
| √ 18 | 21917 MAIN ST | \$1,300,000 | 1927 | | 03/24/2015 | 3,722 | 8,834 | 15.42 |
| y 19 | 23625 ARLINGTON AVE | \$2,000,000 | 1964 | 2 5 | 04/20/2015 | 4,120 | 15,088 | 17.32 |
| y 20 | 6111 S MAIN ST | \$595,000 | 1921 | | 04/13/2015 | 3,804 | 5,625 | 5.4 |

Comparable Sales Report For Property Located At



1914 E 1ST ST, LOS ANGELES, CA 90033

20 Comparable(s) Selected.

Report Date: 10/26/2015

Summary Statistics:

| | Subject | Low | High | Average |
|-----------------------|-----------|----------|-------------|-----------|
| Sale Price | \$500,000 | \$15,000 | \$3,175,000 | \$985,150 |
| Bldg/Living Area | 3,690 | 3,247 | 4,236 | 3,730 |
| Price/Sqft | \$135.50 | \$4.17 | \$906.37 | \$262.64 |
| Year Built | 1925 | 1893 | 1964 | 1938 |
| Lot Area | 6,999 | 2,514 | 274,256 | 19,814 |
| Bedrooms | 0 | 2 | 5 | 3 |
| Bathrooms/Restrooms | 0 | 1 | 5 | 3 |
| Stories | 0.00 | 2.00 | 2.00 | 2.00 |
| Total Value | \$579,895 | \$12,312 | \$938,082 | \$413,718 |
| Distance From Subject | 0.00 | 2.23 | 53.77 | 11.89 |

^{*=} user supplied for search only

| Comp #:1 Address: | 940E 2ND ST DOMNEY | A 00244 2622 | | Distance From | m Subject:8.51 (mile |
|---|--|----------------------------|--------------------|--------------------------------|--------------------------|
| | 8105 2ND ST, DOWNEY, (| JA 90241-3623 | | | |
| Owner Name: | | | | | |
| Seller Name: | RUSSELL CAROL A | M - D - (| 00 D0 / | | 0.004 |
| APN: | 6254-003-020 | Map Reference: | 60-B3 / | Living Area: | 3,884 |
| County: | LOS ANGELES, CA | Census Tract: | 5509.01 | Total Rooms: | |
| Subdivision: | DOWNEY LAND ASSOC | Zoning: | DOC3* | Bedrooms: | |
| Rec Date: | 10/19/2015 | Prior Rec Date: | 11/28/1995 | Bath(F/H): | 1 |
| Sale Date: | 10/02/2015 | Prior Sale Date: | | Yr Built/Eff: | 1958 / 1958 |
| Sale Price: | \$619,000 | Prior Sale Price: | | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | | Style: | |
| Document #: | 1279931 | Acres: | 0.09 | Fireplace: | 1 |
| 1st Mtg Amt: | | Lot Area: | 4,004 | Pool: | |
| Total Value: | \$225,517 | # of Stories: | 2.00 | Roof Mat: | GRAVEL & ROCK |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | I | Parking: | SPACE |
| Comp #:2 | as assess it constructed by the construction of the construction o | | | Distance From | m Subject:8.41 (mile |
| Address: | 9321 S WESTERN AVE, L | OS ANGELES CA 9 | 0047-3854 | 0.0 | |
| Owner Name: | SOLA REAL ESTATE FUN | | | | |
| Seller Name: | EGANS CLAUD A & V L T | | | | |
| APN: | 6057-006-017 | Map Reference: | 57-E2 / | Living Area: | 4,076 |
| County: | LOS ANGELES, CA | Census Tract: | 2380.00 | Total Rooms: | -,010 |
| Subdivision: | 12 | Zoning: | LARD1.5 | Bedrooms: | 3 |
| Rec Date: | 10/02/2015 | Prior Rec Date: | 10/30/1998 | Bath(F/H): | 4/ |
| Sale Date: | 09/23/2015 | Prior Sale Date: | 10/22/1998 | Yr Built/Eff: | 1946 / |
| Sale Date. Sale Price: | | Prior Sale Date: | \$125,000 | Air Cond: | YES |
| | \$415,000 | A SEED OF STREET | Paradocologist co. | | TES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 1225470 | Acres: | 0.13 | Fireplace: | 1 |
| 1st Mtg Amt: | | Lot Area: | 5,702 | Pool: | 5011 |
| Total Value: | \$163,039 | # of Stories: | 2.00 | Roof Mat: | ROLL COMPOSITION |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #:3 | | | | Distance Fron | n Subject:4.99 (mile: |
| Address: | 2753 E FLORENCE AVE, H | UNTINGTON PARK | . CA 90255-5750 | Distance i Ton | Cabjoot Tion (iiiic |
| Owner Name: | 2753 FLORENCE LLC | | , | | |
| Seller Name: | FOX P 1995 LIVING TRUS | Т | | | |
| APN: | 6322-029-009 | Map Reference: | 52-F6 / | Living Area: | 3,416 |
| County: | LOS ANGELES, CA | Census Tract: | 5331.07 | Total Rooms: | ., |
| Subdivision: | THIRD ADD | Zoning: | HPCG* | Bedrooms: | |
| Rec Date: | 09/01/2015 | Prior Rec Date: | 111 00 | Bath(F/H): | 1 |
| Sale Date: | 05/07/2015 | Prior Sale Date: | | Yr Built/Eff: | 1963 / 1963 |
| Sale Price: | \$495,000 | Prior Sale Price: | | Air Cond: | YES |
| | | | | TOTAL MENERAL TRACT | TES |
| Sale Type: | FULL | Prior Sale Type: | 0.07 | Style: | , |
| Document #: | 1081112 | Acres: | 0.07 | Fireplace: | 1 |
| 1st Mtg Amt: | \$420,700 | Lot Area: | 2,909 | Pool: | |
| Fotal Value: | \$389,350 | # of Stories: | , | Roof Mat: | |
| _and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | I | Parking: | |
| Comp #:4 | | | | Distance From | Subject:10.86 (miles |
| Address: | 1011 S BALDWIN AVE, AR | CADIA, CA 91007-72 | 235 | | |
| Owner Name: | EXECUTIVE LAW PROPER | | 777 | | |
| Seller Name: | MEJIA RAUL & H TRUST | | | | |
| APN: | 5783-011-026 | Map Reference: | 28-C6 / | Living Area: | 3,499 |
| County: | LOS ANGELES, CA | Census Tract: | 4307.24 | Total Rooms: | -, |
| Subdivision: | 5220 | Zoning: | ARC2H-PR3* | Bedrooms: | |
| Rec Date: | 10/14/2015 | Prior Rec Date: | 06/30/1982 | Bath(F/H): | 1 |
| Sale Date: | 03/13/2015 | Prior Sale Date: | -01007100E | Yr Built/Eff: | 1953 / |
| Sale Price: | \$1,070,000 | Prior Sale Price: | \$167,000 | Air Cond: | NONE |
| | | | | | MONE |
| | FULL | Prior Sale Type: Acres: | CONFIRMED | Style: | |
| Sale Type: | 4004050 | | 0.16 | Fireplace: | 1 |
| Sale Type: Document #: | 1264850 | | | Deel | |
| Sale Type: Document #: Ist Mtg Amt: | | Lot Area: | 7,010 | Pool: | |
| Sale Type: Document #: | 1264850 \$388,702 STORES & RESIDENTIAL | | | Pool: Roof Mat: Parking: | |

| Comp #:5 | | | | Distance From | n Subject:9.61 (mile: |
|--|--|--|--|---|--|
| Address: | 1701 N WILLOWBROOK A | VE. COMPTON. CA 9 | 0222-3044 | Distance 1701 | ii Subjectivit (IIIIle: |
| Owner Name: | DRINKBRANDYFORCOLD | | | | |
| Seller Name: | LEE SUSAN | | | | |
| APN: | 6153-026-019 | Map Reference: | 64-F1 / | Living Area: | 3,425 |
| County: | LOS ANGELES, CA | Census Tract: | 5426.01 | Total Rooms: | |
| Subdivision: | WALTON VILLA TR | Zoning: | COCL* | Bedrooms: | 2 |
| Rec Date: | 09/25/2015 | Prior Rec Date: | 10/29/1990 | Bath(F/H): | 1/ |
| Sale Date: | 08/04/2015 | Prior Sale Date: | 10/1990 | Yr Built/Eff: | 1946 / |
| Sale Price: | \$390,000 | Prior Sale Price: | | Air Cond: | NONE |
| Sale Type: | FULL | Prior Sale Type: | | Style: | |
| Document #: | 1192927 | Acres: | 0.17 | Fireplace: | 1 |
| 1st Mtg Amt: | \$254,000 | Lot Area: | 7,499 | Pool: | |
| Total Value: | \$76,630 | # of Stories: | | Roof Mat: | |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #:6 | | | | Distance Fro | om Subject:5.6 (miles |
| Address: | 105 S WESTERN AVE, LOS | ANGELES, CA 9000 | 4 | | , , |
| Owner Name: | KIM TONG S & YOUNG O T | | | | |
| Seller Name: | KIM YOUNG S & BOO K | The second districts | | | |
| APN: | 5517-002-002 | Map Reference: | 34-E6 / | Living Area: | 3,503 |
| County: | LOS ANGELES, CA | Census Tract: | 2115.00 | Total Rooms: | |
| Subdivision: | 684 | Zoning: | LAC2 | Bedrooms: | |
| Rec Date: | 05/11/2015 | Prior Rec Date: | 03/24/2011 | Bath(F/H): | 1 |
| Sale Date: | 04/30/2015 | Prior Sale Date: | 01/20/2011 | Yr Built/Eff; | 1921 / |
| Sale Price: | \$3,175,000 | Prior Sale Price: | \$1,760,000 | Air Cond: | NONE |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 539258 | Acres: | 0.07 | Fireplace: | 1 |
| 1st Mtg Amt: | \$2,128,000 | Lot Area: | 3,001 | Pool: | |
| Total Value: | \$938,082 | # of Stories: | | Roof Mat: | |
| and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | ı | Parking: | |
| Comp #: 7 | | | | Distance Fron | n Subject: 5.61 (miles |
| Address: | 101 S WESTERN AVE, LOS | ANGELES, CA 9000 | 4-4101 | | |
| Owner Name: | KIM TONG S & YOUNG O T | | | | |
| Seller Name: | KIM YOUNG S & BOOK | | | | |
| APN: | 5517-002-001 | Map Reference: | 34-E6 / | Living Area: | 3,892 |
| County: | LOS ANGELES, CA | Census Tract: | 2115.00 | Total Rooms: | |
| Subdivision: | 684 | Zoning: | LAC2 | Bedrooms: | |
| | 05/11/2015 | Prior Rec Date: | 03/24/2011 | Bath(F/H): | 1 |
| Rec Date: | | | | | |
| | 04/30/2015 | Prior Sale Date: | 01/20/2011 | Yr Built/Eff: | 1920 / 1935 |
| Sale Date: | | Prior Sale Date: Prior Sale Price: | 01/20/2011 \$1,760,000 | Yr Built/Eff: Air Cond: | 1920 / 1935 NONE |
| Sale Date: Sale Price: | 04/30/2015 | A CONTROL OF CONTROL O | | | |
| Sale Date: Sale Price: Sale Type: | 04/30/2015 \$3,175,000 | Prior Sale Price: | \$1,760,000 | Air Cond: | |
| Sale Date: Sale Price: Sale Type: Document #: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 | Prior Sale Price: Prior Sale Type: | \$1,760,000 FULL | Air Cond: Style: | NONE |
| Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: | 04/30/2015 \$3,175,000 FULL 539258 | Prior Sale Price: Prior Sale Type: Acres: | \$1,760,000 FULL 0.11 | Air Cond: Style: Fireplace: | NONE |
| Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: | \$1,760,000 FULL 0.11 | Air Cond: Style: Fireplace: Pool: | NONE |
| Rec Date: Sale Date: Sale Price: Sale Prype: Document #: Ist Mtg Amt: Fotal Value: Land Use: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: | \$1,760,000 FULL 0.11 4,860 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: | NONE |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: St Mtg Amt: Fotal Value: Land Use: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: | \$1,760,000 FULL 0.11 4,860 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: | NONE |
| Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Fotal Value: Land Use: Comp #:8 Address: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: | \$1,760,000 FULL 0.11 4,860 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: | NONE |
| Sale Date: Sale Price: Sale Type: Document #: Ist Mtg Amt: Total Value: Land Use: Comp #:8 Address: Dwner Name: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST | \$1,760,000 FULL 0.11 4,860 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: | NONE |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #:8 Address: Dwner Name: Seller Name: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT | \$1,760,000 FULL 0.11 4,860 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From | NONE / Subject:4.82 (miles |
| Sale Date: Sale Price: Sale Price: Sale Type: Cocument #: st Mtg Amt: Total Value: Comp #:8 dddress: Comp *:8 country Name: Seller Name: CPN: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: | \$1,760,000 FULL 0.11 4,860 / | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From | NONE |
| Sale Date: Sale Price: Sale Price: Sale Type: Cocument #: St Mtg Amt: Total Value: Land Use: Comp #:8 Loddress: Cowner Name: Seller Name: Land County: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: | NONE / Subject:4.82 (miles |
| Sale Date: Sale Price: Sale Price: Sale Type: Cocument #: St Mtg Amt: Total Value: Land Use: Comp #:8 Loddress: Comp Name: Seller Name: Lounty: Subdivision: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: | \$1,760,000 FULL 0.11 4,860 / | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: | NONE / Subject:4.82 (miles |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:8 ddress: Dwner Name: Seller Name: LepN: County: Subdivision: Sec Date: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): | NONE / Subject:4.82 (miles |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: and Use: Comp #:8 kddress: Dwner Name: Seller Name: ker Date: Sale Date: Sale Date: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 05/20/2015 05/13/2015 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 06/16/2004 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: | NONE / Subject:4.82 (miles 3,524 / 1931 / 1931 |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Sec Date: Sale Price: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 05/20/2015 05/13/2015 \$500,000 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Price; | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bath(F/H): Yr Built/Eff: Air Cond: | NONE / Subject:4.82 (miles |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #:8 Address: Dwner Name: Seller Name: APN: County: Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 05/20/2015 05/13/2015 \$500,000 FULL | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 06/16/2004 \$650,000 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff; Air Cond: Style: | NONE / Subject:4.82 (miles 3,524 / 1931 / 1931 YES |
| Sale Date: Sale Price: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: Land Use: Comp #:8 Address: Dwner Name: Seller Name: County: Soubdivision: Rec Date: Sale Price: Sale Price: Sale Type: Document #: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 05/20/2015 05/13/2015 \$500,000 | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: Acres: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 06/16/2004 \$650,000 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff; Air Cond: Style: Fireplace: | NONE / Subject:4.82 (miles 3,524 / 1931 / 1931 |
| Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Fotal Value: Land Use: Comp #:8 Address: | 04/30/2015 \$3,175,000 FULL 539258 \$2,128,000 \$938,082 STORES & RESIDENTIAL 4067 GAGE AVE, BELL, CA ADAMIAN MARIE LIVING TI ADAMIAN MARIE LIVING TI 6317-031-013 LOS ANGELES, CA 2420 05/20/2015 05/13/2015 \$500,000 FULL | Prior Sale Price: Prior Sale Type: Acres: Lot Area: # of Stories: Park Area/Cap#: 90201-1145 RUST RUSTLT Map Reference: Census Tract: Zoning: Prior Rec Date: Prior Sale Date: Prior Sale Price: Prior Sale Type: | \$1,760,000 FULL 0.11 4,860 / 53-C5 / 5336.01 BLC3R* 07/23/2004 06/16/2004 \$650,000 | Air Cond: Style: Fireplace: Pool: Roof Mat: Parking: Distance From Living Area: Total Rooms: Bedrooms: Bedrooms: Bath(F/H): Yr Built/Eff; Air Cond: Style: | NONE / Subject:4.82 (miles 3,524 / 1931 / 1931 YES |

| Comp #:9 | | | | Distance From | Subject:18.62 (miles |
|-------------------------|--|--------------------|-------------------------|-------------------------------|---|
| Address: | 25937 WESTERN AVE, LO | MITA, CA 90717-336 | 61 | | |
| Owner Name: | CHUNG C & YERMILOV I | TRUST | | | |
| Seller Name: | KLOSTRAKIS NEKTARIOS | | | | |
| APN: | 7553-015-046 | Map Reference: | 73-E3 / | Living Area: | 3,744 |
| County: | LOS ANGELES, CA | Census Tract: | 2933.07 | Total Rooms: | |
| Subdivision: | 2820 | Zoning: | LAC2 | Bedrooms: | |
| Rec Date: | 03/26/2015 | Prior Rec Date: | 09/22/2000 | Bath(F/H): | 1 |
| Sale Date: | 03/12/2015 | Prior Sale Date: | 08/07/2000 | Yr Built/Eff: | 1961 / 1963 |
| Sale Price: | \$805,000 | Prior Sale Price: | \$214,000 | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 328878 | Acres: | 0.10 | Fireplace: | 1 |
| 1st Mtg Amt: | | Lot Area: | 4,407 | Pool: | |
| Total Value: | \$268,297 | # of Stories: | | Roof Mat: | |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | <i>1</i> | Parking: | |
| Comp #:10 | | | who are given the least | Distance From | Subject:17.05 (miles |
| Address: | 23219 ARLINGTON AVE, T | ORRANCE CA 905 | 11-5818 | Distance i form | Cabject. 17 .00 (Illine. |
| Owner Name: | CC FUND IV LLC | - NICHIOL, ON 9001 | | | |
| Seller Name: | GBC INTL BK | | | | |
| APN: | 7370-022-016 | Map Reference: | 68-D6 / | Living Area: | 3,785 |
| County: | LOS ANGELES, CA | Census Tract: | 6510.02 | Total Rooms: | 0,700 |
| Subdivision: | 588 | Zoning: | TORR-OF | Bedrooms: | |
| Rec Date: | 05/07/2015 | Prior Rec Date: | 04/13/2006 | Bath(F/H): | 1/ |
| Rec Date: Sale Date: | 04/01/2015 | Prior Rec Date: | 03/08/2006 | Yr Built/Eff: | 1926 / |
| | | | | Air Cond: | |
| Sale Price: | \$654,000 | Prior Sale Price: | \$965,000 | | NONE |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 529117 | Acres: | 0.16 | Fireplace: | 1 |
| 1st Mtg Amt: | | Lot Area: | 7,126 | Pool: | |
| Total Value: | \$693,585 | # of Stories: | | Roof Mat: | |
| _and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #:11 | | | | Distance From | Subject:19.47 (miles |
| Address: | 351 GRAND AVE, LONG B | EACH, CA 90814 | | | |
| Owner Name: | CRAMMER MATT & ANDR | EA | | | |
| Seller Name: | MARTIN D E 2010 TRUST | | | | |
| APN: | 7255-004-031 | Map Reference: | 76-A5 / | Living Area: | 3,247 |
| County: | LOS ANGELES, CA | Census Tract: | 5771.00 | Total Rooms: | |
| Subdivision: | MOUNTAIN VIEW | Zoning: | LBR1N | Bedrooms: | 4 |
| Rec Date: | 02/24/2015 | Prior Rec Date: | 12/06/1979 | Bath(F/H): | 5/ |
| Sale Date: | 02/19/2015 | Prior Sale Date: | | Yr Built/Eff: | 1915 / |
| Sale Price: | \$730,000 | Prior Sale Price: | | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | | Style: | |
| Document #: | 197548 | Acres: | 0.12 | Fireplace: | 1 |
| st Mtg Amt: | | Lot Area: | 5,101 | Pool: | |
| Total Value: | \$453,890 | # of Stories: | -, | Roof Mat: | |
| and Use: | The same of the sa | Park Area/Cap#: | 1 | Parking: | |
| | No. of the control of | | | MINISTER MARKETING THE BEAUTY | EQUITOR BOX STORES CONTRACTOR OF THE SECOND |
| Comp #:12 | 2707 F OI VINDIO DI VO 1 | 00 ANOEL EO O: 0: | 2000 0405 | Distance Fron | n Subject:2.23 (miles |
| Address: | 3727 E OLYMPIC BLVD, LO | JS ANGELES, CA 90 | 0023-3122 | | |
| Owner Name: | FIRST B5 LLC | | | | |
| Seller Name: | HUNG FAMILY TRUST | W . D . | | | |
| NPN: | 5191-004-001 | Map Reference: | 53-C1 / | Living Area: | 3,508 |
| County: | LOS ANGELES, CA | Census Tract: | 2049.20 | Total Rooms: | _ |
| Subdivision: | 941 | Zoning: | LAC2 | Bedrooms: | 5 |
| Rec Date: | 01/30/2015 | Prior Rec Date: | | Bath(F/H): | 3 / |
| sale Date: | 01/26/2015 | Prior Sale Date: | | Yr Built/Eff: | 1947 / |
| ale Price: | \$410,000 | Prior Sale Price: | | Air Cond: | NONE |
| ale Type: | FULL | Prior Sale Type: | | Style: | |
| ocument #: | 107993 | Acres: | 0.10 | Fireplace: | 1 |
| st Mtg Amt: | \$295,000 | Lot Area: | 4,353 | Pool: | |
| otal Value: | \$382,680 | # of Stories: | 2.00 | Roof Mat: | ROLL |
| otal value. | | | | | COMPOSITION |
| and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | COMI COITION |

| Comp #:13 | | | | Distance Fro | om Subject:3.3 (miles |
|---|--|---|--|-------------------------------|-------------------------------|
| Address: | 2800 MAPLE AVE, LOS AN | GELES, CA 90011- | 1436 | | |
| Owner Name: | KIM SUNNA | | | | |
| Seller Name: | GONZALEZ ALBERT | | | | |
| APN: | 5128-008-001 | Map Reference: | 44-B6 / | Living Area: | 4,092 |
| County: | LOS ANGELES, CA | Census Tract: | 2267.00 | Total Rooms: | |
| Subdivision: | SHAFER & LANTERMANS | Zoning: | LAR3 | Bedrooms: | |
| Rec Date: | SUB/MONTA 06/03/2015 | Prior Rec Date: | 10/02/1972 | Bath(F/H): | 2/ |
| Sale Date: | 04/17/2015 | Prior Sale Date: | 10/02/13/2 | Yr Built/Eff: | 1893 / |
| Sale Price: | \$689,000 | Prior Sale Price: | \$22,000 | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | 120 |
| Document #: | 649718 | Acres: | 0.14 | Fireplace: | 1 |
| 1st Mtg Amt: | | Lot Area: | 5,999 | Pool: | |
| Total Value: | \$653,699 | # of Stories: | | Roof Mat: | |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #: 14 Address: | 14116 WHITTIER BLVD, WH | IITTIER, CA 90605-2 | 2000 | Distance From | Subject:12.72 (miles |
| Owner Name: | BAKOR INVESTMENTS WH | ITTIER LLC | | | |
| Seller Name: | CUTSINGER FAMILY TRUS | | 61 E2 I | Living Area | 4 120 |
| APN: | 8161-020-007 LOS ANGÉLES, CA | Map Reference: Census Tract: | 61-F2 / 5019.00 | Living Area: Total Rooms: | 4,138 |
| County: Subdivision: | GUNN & HAZZARDS | Zoning: | WHC2* | Bedrooms: | |
| Rec Date: | 02/19/2015 | Prior Rec Date: | 12/18/1984 | Bath(F/H): | 1 |
| | 02/05/2015 | Prior Sale Date: | | Yr Built/Eff: | 1947 / |
| | \$950,000 | Prior Sale Price: | | Air Cond: | |
| Sale Type: | | Prior Sale Type: | | Style: | |
| Document #: | 181773 | Acres: | 0.45 | Fireplace: | 1 |
| st Mtg Amt: | | Lot Area: | 19,815 | Pool: | |
| Fotal Value: | \$221,531 | # of Stories: | | Roof Mat: | |
| Land Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #:15 Address: | 11101 ATLANTIC AVE, LYN | WOOD, CA 90262-3 | 3003 | Distance Fron | n Subject:8.39 (miles |
| Owner Name: | MAGEN GROUP LLC | | | | |
| Seller Name: | YADGARI ALLEN | Man Deference | 50 DF / | Living Ages | 2 204 |
| APN: County: | 6193-013-001 LOS ANGELES, CA | Map Reference: Census Tract: | 59-D5 / 5401.01 | Living Area: Total Rooms: | 3,381 |
| Subdivision: | 9337 | Zoning: | LYC3* | Bedrooms: | 2 |
| Rec Date: | 02/27/2015 | Prior Rec Date: | 10/29/2004 | Bath(F/H): | 21 |
| Sale Date: | 02/18/2015 | Prior Sale Date: | 09/08/2004 | Yr Built/Eff: | 1941 / |
| Sale Price: | \$590,000 | Prior Sale Price: | \$445,000 | Air Cond: | NONE |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: | 218569 | Acres: | 0.11 | Fireplace: | 1 |
| st Mtg Amt: | \$371,000 | Lot Area: | 4,938 | Pool: | |
| otal Value: | \$516,110 | # of Stories: | | Roof Mat: | |
| and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| Comp #:16 | | | | Distance From | n Subject: 5.65 (miles |
| | 1262 N EDGEMONT ST, LO | | | | • |
| Owner Name: | 1262 EDGEMONT AVE LLC | | ES | | |
| Seller Name: | EDGEMONT CASTLE 126 L | | | | |
| PN: | 5540-012-003 | Map Reference: | 34-F4 / | Living Area: | 4,236 |
| area ber | LOS ANGELES, CA SHAFER & LANTERMAN TR | Census Tract: | 1912.03 LAC4 | Total Rooms: Bedrooms: | |
| | 07/06/2015 | Prior Rec Date: | 02/19/2004 | Bedrooms: Bath(F/H): | 1 |
| Subdivision: | | Prior Sale Date: | 02/10/2004 | Yr Built/Eff: | 1945 / 1946 |
| Subdivision: Rec Date: | | | | Air Cond: | YES |
| Subdivision: Rec Date: Sale Date: | 05/10/2015 | Prior Sale Price: | \$370,000 | | |
| Subdivision: Rec Date: Sale Date: Sale Price: | | Prior Sale Price: Prior Sale Type: | \$370,000 FULL | Style: | |
| Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: | 05/10/2015 \$1,126,000 | | the state of the s | | 1 |
| Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Occument #: | 05/10/2015 \$1,126,000 FULL | Prior Sale Type: | FULL | Style: | |
| Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: | 05/10/2015 \$1,126,000 FULL 804514 | Prior Sale Type: Acres: | FULL 0.06 | Style: Fireplace: | ROLL |
| Subdivision: Rec Date: Sale Date: Sale Price: Sale Type: Document #: st Mtg Amt: Total Value: | 05/10/2015 \$1,126,000 FULL 804514 \$1,075,000 | Prior Sale Type: Acres: Lot Area: | FULL 0.06 2,514 | Style: Fireplace: Pool: | |

| 0 | | | | D:-4 | O. T |
|--|--|--|--|---|--|
| Comp #:17 Address: | 19756 E AVENUE G, LANC | ASTER CA 93535 | | Distance Fron | n Subject: 53.77 (mile : |
| Owner Name: | AND DISCONSIST OF THE PROPERTY | 7A31EN, OA 33333 | | | |
| Seller Name: | GIANETTO R M LIVING TR | TPIIS | | | |
| APN: | 3350-005-015 | Map Reference: | 151-/ | Living Area: | 3,596 |
| County: | LOS ANGELES, CA | Census Tract: | 9001.02 | Total Rooms: | 3,330 |
| Subdivision: | LOS ANGELES, CA | Zoning: | LCC4-A11* | Bedrooms: | |
| Rec Date: | 07/02/2015 | Prior Rec Date: | 04/08/1970 | Bath(F/H): | Ī |
| Sale Date: | 06/18/2015 | Prior Sale Date: | 04/00/13/0 | Yr Built/Eff: | , 1948 / |
| Sale Date: | \$15,000 | 129 | 000 03 | Air Cond: | YES |
| | THE PART A SEC. | Prior Sale Price: | \$9,000 | | TES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| Document #: Ist Mta Amt: | 795518 | Acres: Lot Area: | 6.30 | Fireplace: Pool: | 1 |
| Total Value: | \$12,312 | # of Stories: | 274,256 | Roof Mat: | |
| Land Use: | STORES & RESIDENTIAL | | 1 | Parking: | |
| V | | | e deservations en en estad mar son de | 100 A | ence produced payments and the recovery |
| Comp #: 18 Address: | 21917 MAIN ST, CARSON, | CA 90745-2956 | | Distance From | Subject:15.42 (mile: |
| Owner Name: | KERN JEFF | | | | |
| Seller Name: | RAMIREZ ROBERT G & LII | | 00 m / ' | | |
| APN: | 7343-015-026 | Map Reference: | 69-B4 / | Living Area: | 3,722 |
| County: | LOS ANGELES, CA | Census Tract: | 5435.01 | Total Rooms: | |
| Subdivision: | 3612 | Zoning: | CACG&D* | Bedrooms: | |
| Rec Date: | 03/24/2015 | Prior Rec Date: | 07/24/2014 | Bath(F/H): | 1 |
| Sale Date: | 01/29/2015 | Prior Sale Date: | 05/20/2014 | Yr Built/Eff: | 1927 / 1940 |
| ale Price: | \$1,300,000 | Prior Sale Price: | \$900,000 | Air Cond: | YES |
| Sale Type: | FULL | Prior Sale Type: | FULL | Style: | |
| ocument #: | 318273 | Acres: | 0.20 | Fireplace: | 1 |
| st Mtg Amt: | \$910,000 | Lot Area: | 8,834 | Pool: | |
| otal Value: | \$420,000 | # of Stories: | | Roof Mat: | |
| and Use: | STORES & RESIDENTIAL | Park Area/Cap#: | 1 | Parking: | |
| | | | | | |
| Comp #:19 | | | | Distance From | Subject:17.32 (miles |
| Comp #:19 Address: | 23625 ARLINGTON AVE, To | ORRANCE, CA 9050 | 01-6041 | Distance From | Subject:17.32 (miles |
| | 23625 ARLINGTON AVE, TO ANASTASI DEV CO LLC | ORRANCE, CA 9050 | 01-6041 | Distance From | Subject:17.32 (miles |
| ddress: Owner Name: | | ORRANCE, CA 9050 | 01-6041 | Distance From | Subject:17.32 (miles |
| ddress: Owner Name: Geller Name: | ANASTASI DEV CO LLC | ORRANCE, CA 9050 Map Reference: | 73-D1 / | Distance From Living Area: | Subject:17.32 (miles |
| ddress: Owner Name: Seller Name: PN: | ANASTASI DEV CO LLC GARRETT WILLIAM | | | | |
| oddress: Owner Name: Seller Name: OPN: County: | ANASTASI DEV CO LLC GARRETT WILLIAM 7371-017-029 | Map Reference: | 73-D1 / | Living Area: | • |
| ddress: Owner Name: deller Name: .PN: county: dubdivision: | ANASTASI DEV CO LLC GARRETT WILLIAM 7371-017-029 | Map Reference: Census Tract: | 73-D1 / 6510.02 | Living Area: Total Rooms: | 4,120 |
| address: Dwner Name: deller Name: .PN: county: dubdivision: dec Date: | ANASTASI DEV CO LLC GARRETT WILLIAM 7371-017-029 LOS ANGELES, CA | Map Reference: Census Tract: Zoning: | 73-D1 / 6510.02 | Living Area: Total Rooms: Bedrooms: | 4,120 2 |
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EXHIBIT D

ASSIGNED INSPECTOR: ROGER BRUCE Date: October 28, 2015

JOB ADDRESS: 1916 EAST 1ST STREET, LOS ANGELES, CA

ASSESSORS PARCEL NO. (APN): 5174-016-027

CASE#: 412838 ORDER NO: A-2751800

EFFECTIVE DATE OF ORDER TO COMPLY: April 14, 2011

COMPLIANCE EXPECTED DATE: April 24, 2011
DATE COMPLIANCE OBTAINED: October 18, 2011

LIST OF IDENTIFIED CODE VIOLATIONS (ORDER TO COMPLY)

VIOLATIONS:

SEE ATTACHED ORDER # A-2751800

beerl (3) BOARD OF BUILDING AND SAFETY South COMMISSIONERS (3) m MARSHA L. BROWN N PRESIDENT (3) VAN AMBATIELOS VICE-PRESIDENT NU VICTOR H. CUEVAS (5) HELENA JUBANY 8 40 ELENORE A. WILLIAMS Such

CITY OF LOS ANGELES



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

HOMEBOY INDUSTRIES 1545 WILSHIRE BLVD # 700 LOS ANGELES, CA 90017

APR 18 2011

CASE #: 412838 ORDER #: A-2751800 EFFECTIVE DATE: April 14, 2011 COMPLIANCE DATE: April 24, 2011

OWNER OF

IN UM

LN 0

> SITE ADDRESS: 1916 E 1ST ST ASSESSORS PARCEL NO.: 5174-016-027

ZONE: C2; Commercial Zone

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

FURTHER, YOU ARE ORDERED TO PAY THE CODE VIOLATION INSPECTION FEE (C.V.I.F) OF \$ 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.LF, PLUS A 50 PERCENT COLLECTION FEE FOR A TOTAL OF

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. Roof repairs done without a permit

You are therefore ordered to: Obtain all required building permit(s) and call for inspection.

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

NON-COMPLIANCE FEE WARNING:

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

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

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

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



PENALTY WARNING:

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

INVESTIGATION FEE REQUIRED:

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

APPEAL PROCEDURES:

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

TAX WARNING: THIS NOTICE AFFECTS OWNERS OF RENTAL HOUSING.

The Department of Building and Safety has determined by inspection that this building is substandard per Section 17274 and 24436.5 of the State Revenue and Taxation Code. These sections provide in part that a taxpayer who derives rental income from housing determined by the local regulatory agency to be substandard by reason of violation of state or local codes dealing with health, safety or building, cannot deduct from state personal income tax and bank and corporation income tax, deductions for interest, depreciation or taxes attributable to such substandard structure where the substandard conditions are not corrected within six (6) months after notice of violation by the regulatory agency. Please note that the effective date of this order marks the beginning of the six (6) month period referred to above. The department is required by law to notify the State Franchise Tax Board of failure to comply with these code sections.

If you have any questions or require any additional information please feel free to contact me at (213)252-3058. Office hours are 7:00 a.m. to 3:30 p.m. Monday through Thursday.

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Inspector:

MARK VAN SLOOTEN 3550 WILSHIRE BLVD. SUITE 1800 LOS ANGELES, CA 90010

(213)252-3058

